



**Paddons Farm**

Stogursey, Bridgwater, TA5  
£320,000 Freehold

  
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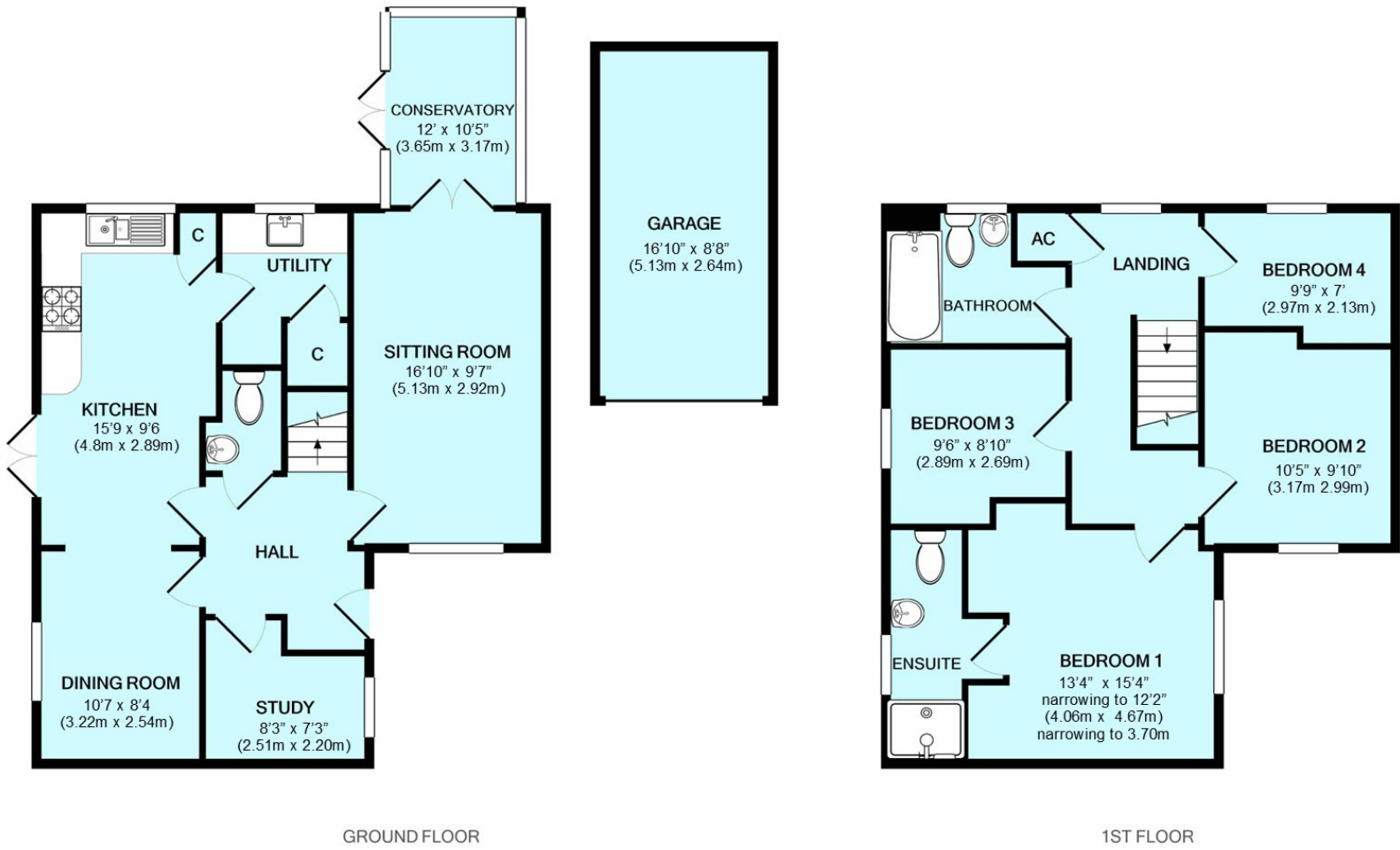
  
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EPC

Wilkie May  
& Tuckwood

**Floor Plan**





# Description

This modern four bedroom detached house benefits from three reception rooms, an en-suite shower room and enjoys a garage with parking and backs onto fields.

- Modern four bedroom house
- Backs onto fields with open views
- Over 15' kitchen/breakfast room
- Adjoining dining room
- Over 16' sitting room
- Conservatory
- Study downstairs
- Principal bedroom with en-suite
- Garage and driveway
- Gardens to the rear and side

## THE PROPERTY:

The property is an extremely well presented four bedroom detached house situated in a small cul-de-sac position backing onto fields with open views.

The property comprises double glazed door to the entrance hall, with stairs to first floor landing, together with cloakroom with WC and wash hand basin. The property benefits from a front aspect study and separate sitting room with coving to the ceiling, French doors overlooking and accessing the conservatory. The conservatory is double glazed and has ceramic tiled floor and French doors leading to the garden. The house benefits from a kitchen/breakfast room completely fitted with a range of high and low level units. The kitchen has been upgraded in recent times and has ceramic tiled flooring, a Range oven with extractor hood over, French doors accessing the rear garden and useful door to the utility room with storage cupboards, plumbing for washing machine, (Flogas) gas boiler powering the central heating and domestic hot water.

There is an archway from the breakfast room leading to the open dining room with views over the garden and fields beyond.

Stairs to first floor landing – There is an airing cupboard which houses the hot water tank.

There are four well-proportioned bedrooms with an en-suite shower room to the principal bedroom with double shower cubicle, WC, wash hand basin and double glazed window. There is also a family bathroom with a bath unit, tiled surround, WC, wash hand basin and double obscure glazed window.

Outside – To the front of the property there is a driveway and garage with a garden area. The gardens to the rear and side of the property are enclosed by walling and fencing and are laid to gravel for low maintenance and also a lawned area. The gardens back onto open fields with views.

LOCATION: Situated in the picturesque Somerset village of Stogursey, close to the Quantock Hills an Area of Outstanding Natural Beauty with views over open fields. Stogursey enjoys a parish church, primary school, village shop, castle and a public house. The neighbouring villages of Nether Stowey and Cannington offer an additional range of facilities and services. The market town of Bridgwater is approximately 9 miles away offering easy access to the M5 motorway at junctions 23 and 24. There is a full range of amenities including retail, educational and leisure facilities. There are regular bus services to Taunton, Weston-super-Mare and Burnham-on-Sea together with a daily coach service to London Hammersmith from Bridgwater Bus Station. Main line links are available at Bridgwater Railway Station.



## GENERAL REMARKS AND STIPULATION

**Tenure:** The property is offered for sale Freehold by private treaty. Service charge of £180 every 6 months.

**Construction:** Traditional construction with cavity walling.

**Services:** Mains water, mains electricity, mains drainage, Flogas fired central heating.

**Local Authority:** Somerset Council, County Hall, Taunton, Somerset, TA1 4DY

**Council Tax Band:** D

**Broadband Coverage:** We understand that there is ultrafast mobile coverage. The maximum available broadband speeds are: 1800Mbps download and 220Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

**Mobile Phone Coverage:** Voice likely and data limited with O2. Voice and data both limited with Vodafone.

**Flood Risk: Rivers and sea:** Very low risk **Surface water:** Very low risk **Reservoirs:** Unlikely **Groundwater:** Unlikely

We recommend you check the risks on [Check the long term flood risk for an area in England - GOV.UK \(www.gov.uk\)](#)

**Planning:** Local planning information is available on [Planning Online \(somerset.gov.uk\)](#)

WM&T



IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared in March 2025.

MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

8. Financial Evaluation: 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

**Tel: 01278 425195**

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