



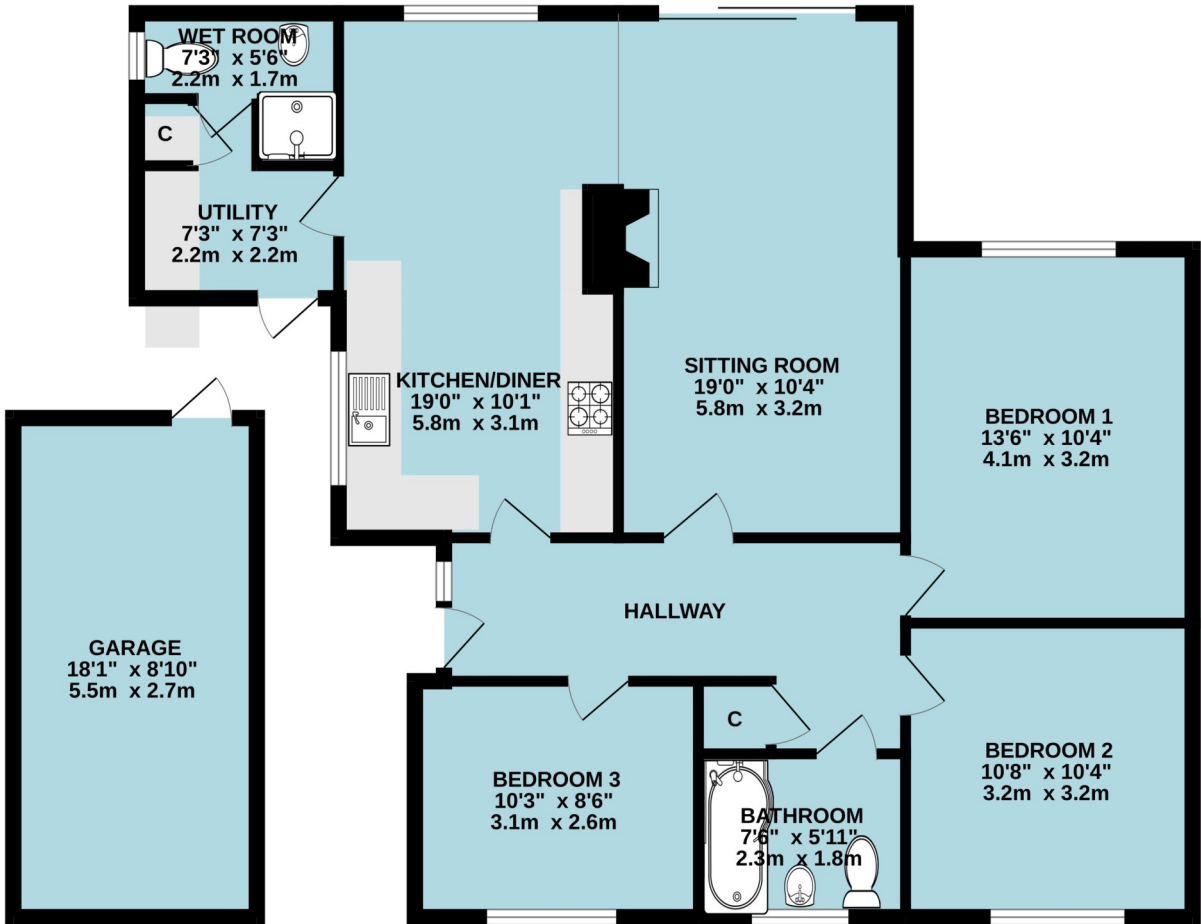
Mill Lane, Nether Stowey
Bridgwater, TA5
£385,000 Freehold

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**Wilkie May
& Tuckwood**

Floor Plan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Description

This is a beautiful THREE BEDROOMED DETACHED bungalow with good sized REAR GARDEN and benefitting from OFF-ROAD PARKING for 4 – 5 vehicles and GARAGE. NO ONWARD CHAIN.

- Three Bedroomed detached
- Off-Road Parking
- Lateral living
- Bathroom and wet room
- Open plan kitchen / diner
- Ample and spacious storage
- Gas central heating
- Double glazed
- Generous rear garden with lawn and patio
- Garage and shed
- Situated in popular village
- Has convenient local facilities
- Short drive from Bridgwater
- Good access to M5
- No Onward Chain

THE PROPERTY:

25 Mill Lane is a beautiful well-proportioned three bedroomed detached bungalow situated within the popular village of Nether Stowey benefitting from off-road parking for 4 – 5 vehicles and garage. This property also benefits from no onward chain.

With the well-presented accommodation comprising of spacious entrance hall, ceramic tile floor and cloak cupboard, good sized sitting room with dual aspect, with wood burning stove, wood block floor and patio doors opening to the rear garden, through to the modern kitchen with space for washing machine, tall fridge freezer or dish washer, a range of attractive wall and base units, along with built in double oven, cooker, hob and extractor, leading to the dining area which wraps around to the sitting room with a door returning to the hall and door leading to a utility room with a store cupboard and further plumbing and space for a washing machine and tumble drier, access to the side of the property leading to a walk in wet room.

There are three double bedrooms with a master overlooking the rear garden, and a fully tiled family bathroom having a three-piece white suite with a shower and screen over the bath. The property also benefits from central heating and uPVC double glazing.



Outside to the front of the property the garden is laid to lawn with a generous driveway and parking area providing space for off-road parking for up to 4 – 5 vehicles which lead to the garage, which has an up and over style door and a personal door to the rear. A side gate leads to the rear garden, laid out to a large patio with lawn, hedging and shed. The garden to the rear is of a decent size with patioed area and predominantly laid to lawn with a mixture of mature plants, trees and shrubs.

A viewing of this property comes highly recommended not only to appreciate its location within the village but also to consider its style, ambience and potential to be a very comfortable home.

LOCATION:

Situated on the edge of the Quantock Hills within walking distance of the village centre and offering an excellent local community spirit. The village is in an Area of Outstanding Natural Beauty and offers many rural activities including golf at Cannington 18 hole Golf Course and Enmore Park 18 hole Golf Club, fly fishing at Hawkridge Reservoir and sailing at Durleigh Reservoir. With shops for day to day needs, post office, butcher, farm shop, public houses, restaurant, vet, library, GP practice and St Mary's Church with the church hall and village hall centrally located within the village. There is a primary school and many more shops and schools nearby. Bridgwater is 9 miles away and the county town of Taunton 10 miles distance.



GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty.

Construction: Traditional

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

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

Council Tax Band: D

Broadband Coverage: We understand that there is superfast mobile coverage. The maximum available broadband speeds are: 80 Mps download and 20 Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice and data available with good outdoor coverage but limited in-door availability with EE and Vodafone, good outdoor coverage but variable in-home with O2 and good outdoor and in-home coverage with Three.

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 December 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:

5. Financial Evaluation: 5a 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. 5b 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.

We routinely refer potential sellers and purchasers to a selection of recommended local solicitors. It is their decision whether to use those services. In making that decision, it should be known that we may receive a payment benefit of not more than £150 plus VAT per transaction.

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