

Malherbie Road
Nether Stowey
Bridgwater
TA5 1EP




JOSEPH CASSON
the estate agency your home deserves





£280,000

- Impressive Modern Townhouse
- Constructed by Strongvox Homes in 2023
 - Three Double Bedrooms
 - Two Bathrooms
- Open-Plan Living/Dining/Kitchen
 - Cloakroom
- Double Glazing & Gas Central Heating
 - 10 year Structural Warranty
 - Driveway

Discover this beautiful, nearly new, three double bedroom semi-detached townhouse, constructed in 2023 by Strongvox Homes.

Nestled in the exclusive Cricketer Farm development, on the outskirts of Nether Stowey, it combines elegance with functionality. Enjoy contemporary comforts and versatile living areas designed for today's lifestyle.

ACCOMMODATION

This nearly new double-glazed, gas-centrally heated home features an inviting entrance hallway, cloakroom, and a spacious kitchen/diner leading to the lounge. Upstairs are two double bedrooms and a bathroom, while the top floor boasts an impressive primary bedroom with an en-suite shower room. The enclosed rear garden offers both lawned areas and seating spaces, and a pathway leads to the parking (for two vehicles).

ROOM DIMENSIONS

Room dimensions

(maximum mm + feet/inches)

Living / Dining - 4970 x 4580 / 16'4" x 15'0"

Kitchen - 3470 x 2560 / 11'5" x 8'5"

Bedroom 2 - 4970 x 3720 / 16'4" x 12'2"

Bedroom 3 - 4245 x 2800 / 13'11" x 9'2"

Bathroom - 2070 x 1900 / 6'9" x 6'3"

Bedroom 1 - 5060 x 3830 / 16'7" x 12'7"

Store - 4970 x 1140 / 16'4" x 3'9"

En-suite - 2130 x 1890 / 6'12" x 6'2"

LOCATION

Discover Cricketers Farm, a modern development on the edge of picturesque Nether Stowey.

Nestled at the foot of the Quantocks and near the coast, it's just minutes from Taunton and Bridgwater. Enjoy beautiful new homes by a respected developer!

Nether Stowey boasts essential amenities like shops, pubs, and medical services. The surrounding hills offer stunning walks while Bridgwater provides vibrant town life with excellent transport links.

ADDITIONAL INFORMATION

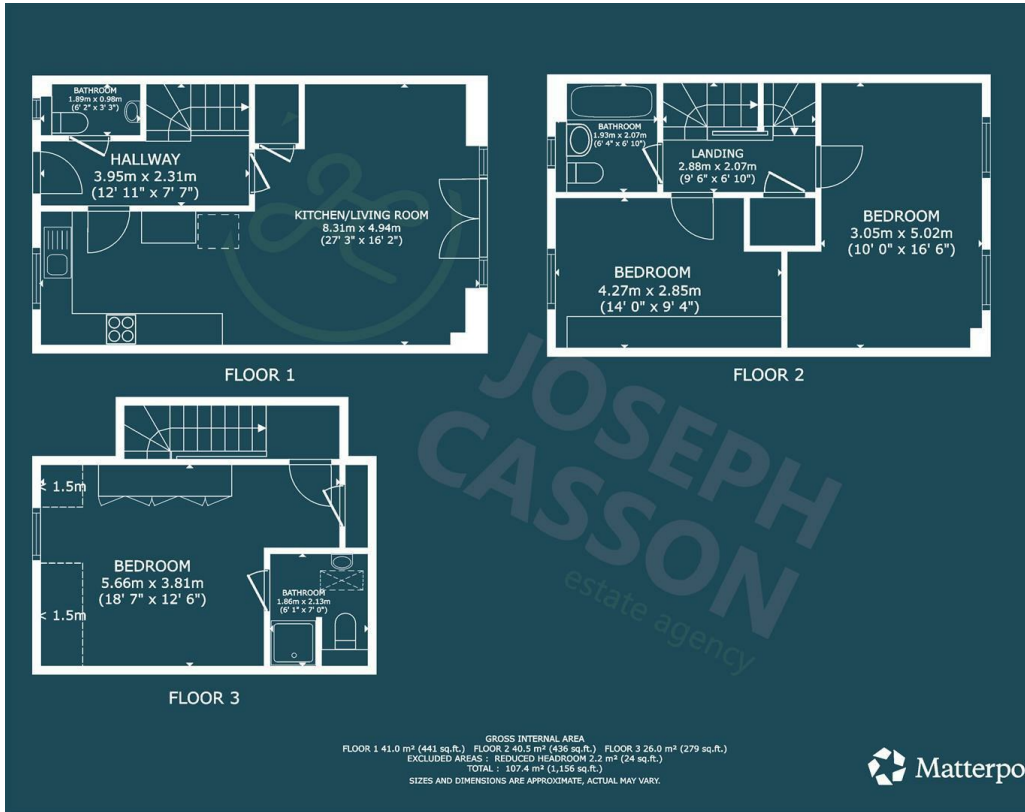
Tenure: Freehold

Estate/Management Charge: £381.45 per annum

EPC Rating: B

Council Tax Band: C





UTILITIES

- Water supply: Mains
- Sewerage: Mains
- Electricity Supply: Mains
- Mains Gas Supply: Yes
- Central Heating: Yes - Gas

FLOODING

No Flooding in the last 5 years. Flood Information: flood-map-for-planning.service.gov.uk/location

BROADBAND & MOBILE COVERAGE

For an indication of specific speeds and supply or coverage in the area, we recommend that potential buyers use the Ofcom checkers below:
checker.ofcom.org.uk/en-gb/mobile-coverage
checker.ofcom.org.uk/en-gb/broadband-coverage

Council Tax Band

C

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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