

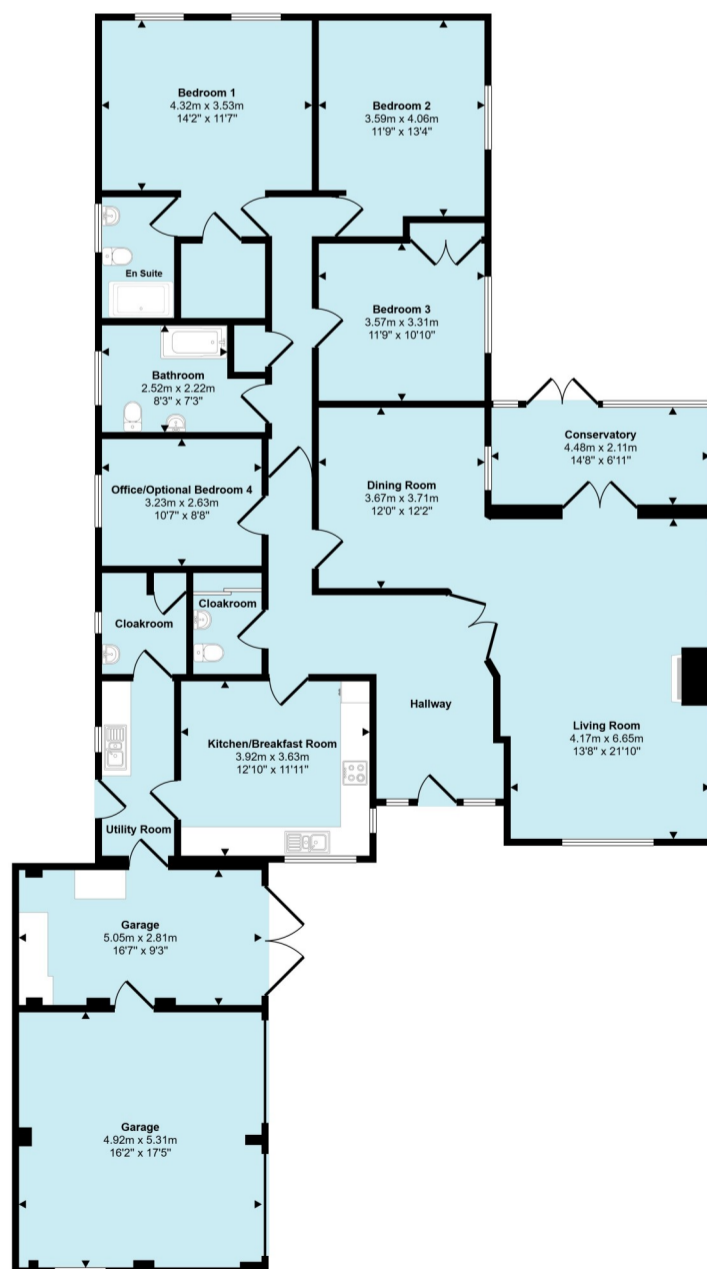


South Lane
 Nether Stowey, Bridgwater, TA5
 OIEO £655,000 Freehold

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Wilkie May & Tuckwood

Floor Plan



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Description

Set in the desirable village of Nether Stowey, this detached bungalow has three double bedrooms with a fitted home office/optional fourth bedroom and benefits from gardens to three sides, a double garage plus workshop and ample off-road parking.

- Desirable Nether Stowey village
- Over 21' dual aspect living room
- Dining room and separate conservatory
- Kitchen/breakfast room
- Utility room and two cloakrooms
- Principal bedroom with en-suite
- Two further bedrooms
- Office/optional fourth bedroom
- Bathroom
- Double garage plus workshop
- Off-road parking
- Gardens to three sides

THE PROPERTY:

The property is an individually built unique detached bungalow with three double bedrooms plus a fitted office/optional fourth bedroom with ample rooms including a living room with newly fitted wood burner, a dining room, a conservatory, an en-suite and a walk-in wardrobe to the principal bedroom, family bath, kitchen/breakfast room, utility room and a double garage plus workshop.

The gardens wraparound to three sides of the dwelling with ample off-road parking.

A viewing of this property comes highly recommended to fully appreciate not only the living space but its location within the village.

LOCATION:

The property is positioned within a level walking distance of the Quantock village of Nether Stowey, which lies at the foot of the Quantock Hills in an Area of Outstanding Natural Beauty.

The area offers opportunity for 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, also many beautiful walks on the Quantock hills itself. Nether Stowey is a friendly Quantock Village and has general stores, post office, butcher, pubs, vet, library, GP practice, St Mary's Church and a primary school. The playing field within the village is thriving and used by a number of organised groups and dog walkers. Plans for a new community centre on the field are well advanced. Bridgwater is 9 miles away and Taunton 10 miles, both offering higher educational facilities, leisure and retail amenities. Main line links are available via Bridgwater and Taunton railway stations. Access to the M5 motorway can be gained via junction 25 at Taunton or 23 and 24 at Bridgwater.



WM&T

GENERAL REMARKS AND STIPULATION

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

Construction: Traditional construction.

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

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

Council Tax Band: G

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

Mobile Phone Coverage: Voice and data available with Vodafone. Voice available and data limited with O2. Voice and data both limited 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 \(somerset.gov.uk\)](#)



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 June 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.

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.

Tel: 01278 425195

34 St Mary Street, Bridgwater, TA6 3LY



wilkie.co.uk

