



THEILLAY CLOSE

Nether Stowey, Bridgwater, TA5 1JY

Offers In The Region Of £227,500

Tamlyns

PROPERTY DESCRIPTION

Nestled in the charming village of Nether Stowey, Bridgwater, this delightful end-terrace house on Theilay Close offers a perfect blend of comfort and scenic beauty. With two spacious double bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

Located in Nether Stowey, you will benefit from a friendly community and easy access to local amenities, including shops, schools, and parks. The area is also well-connected to nearby towns, making it an excellent base for commuting or exploring the stunning Somerset countryside.

Situation

End of Terrace Village Home
2 Double bedrooms
lounge/dining room
Kitchen
Double Glazing
Central Heating
Allocated Parking

Local Authority

Somerset Council Council Tax Band: B
Tenure: Freehold
EPC Rating:

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 454500

house.sales@tamlyns.co.uk



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Accommodation

All measurements are approximate

Entrance

Canopy over front door which leads into:

Hallway

stairs rising to first floor, radiator, smoke alarm.

Downstairs WC

Obscure double glazed window to front, low level WC, vanity sink with tiled splash back, radiator.

Kitchen

10'3 × 6'3 (3.12m × 1.91m)

Double glazed window to front aspect, modern range of wall and base units with contrasting work tops, wall mounted central heating boiler, radiator, tiled floor, spot lighting, integrated electric oven with gas hob over and extractor fan, space for free standing fridge/freezer, plumbing for washing machine.

Lounge/Dining Room

14'10 × 10'8 (4.52m × 3.25m)

Double glazed window to rear overlooking the garden, fire surround, under stairs storage, radiator, half glazed door to rear giving access to garden.

Landing

Double glazed window to side, loft access, smoke alarm, radiator.

Bedroom 1

12'10 × 7'9 (3.91m × 2.36m)

Double glazed window to rear with far reaching views, radiator, built in wardrobes.

Bedroom 2

12'9 × 6'4 (3.89m × 1.93m)

Dual aspect double glazed windows to front, radiator, built in wardrobes.

Family Bathroom

6'3 × 6'2 (1.91m × 1.88m)

White suite comprising, panel bath with shower screen and mains shower, pedestal wash hand basin, low level WC, radiator, tiling to compliment.

Garden

Rear garden is laid to lawn and enclosed by panel fencing, outside tap, decked area, gate leading to side access and parking.

Parking

Parking is allocated to side of the property

Material Information...

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas central heating
- Mains Drains
- No Flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we

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recommend potential buyers to use the

Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location

Council Tax Band B







PLAN



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

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and all approximate.

Tamlyns may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing - Introduction fee of up to £200 (plus vat), HD Financial Ltd - Introduction fee of up to £200 (plus vat).

