

for sale

offers in excess of **£260,000**



Old Farm Road Nether Stowey Bridgwater TA5 1PE

This **THREE-BEDROOM SEMI-DETACHED FAMILY HOME** is situated in a **CUL-DE-SAC LOCATION** within the desirable village of **NETHER STOWEY**, nestled at the foot of the Quantock Hills. Featuring an **OPEN-PLAN LOUNGE/DINING ROOM, CONSERVATORY** and **PRIVATE REAR GARDEN**, the property further benefits from



Residential Sales & Lettings | Mortgage Services |
Conveyancing | Surveyors | Land & New Homes

Old Farm Road Nether Stowey Bridgwater TA5 1PE

Front Door

Leading to...

Entrance Porch

A useful front porch providing access into the property, with integrated storage ideal for coats, shoes and everyday essentials.

Lounge / Dining Room

A spacious open-plan lounge/dining room offering a versatile living and entertaining space. The lounge area features a front-facing bay window allowing natural light to flow through, with a gas fireplace creating an attractive focal point. The dining area provides space for a table and chairs, with access through to the

kitchen and sliding doors leading into the conservatory. The room also benefits from stairs rising to the first floor and radiators.

Kitchen

A fitted kitchen offering a range of wall and base units with worktop surfaces and tiled splashbacks. The kitchen includes a sink and drainer positioned beneath the rear-facing window, gas hob with extractor over, integrated double oven and space for additional appliances. The boiler is also housed within the kitchen and is understood to be less than a year old. The room provides access through to the dining area and benefits from a practical layout for everyday use.

Conservatory

A useful conservatory accessed from the dining area, offering a



versatile additional space with views over the rear garden. The room benefits from windows to multiple aspects, allowing natural light to flow through, with doors providing direct access out to the garden.

First Floor Landing

A bright first-floor landing with a window allowing natural light to flow through. The landing provides access to the loft, which is part-boarded and carpeted, and also benefits from an airing cupboard housing the water tank. Doors leading into...

Bedroom One

The main bedroom is a spacious double bedroom, featuring a rear-facing window allowing natural light to flow through and offering a pleasant outlook over the garden. The room benefits from a built-in wardrobe, a radiator and space for additional bedroom furniture.

Bedroom Two

Bedroom two is a well-proportioned bedroom, featuring a front-facing window allowing natural light to flow through. The room offers space for bedroom furniture and benefits from a built-in wardrobe.

Bedroom Three

Bedroom three is a single bedroom, featuring a rear-facing window allowing natural light to flow through. The room benefits from a radiator and offers space for bedroom furniture, making it ideal as a child's bedroom, nursery, dressing room or home office.

Bathroom

A family bathroom fitted with a three-piece suite comprising a panelled bath with shower over, low-level W.C. and pedestal

wash hand basin. The room features tiled walls around the bath area, an obscured window allowing natural light while maintaining privacy and a radiator.

Outside

Rear Garden

A private rear garden, mainly laid to lawn and enclosed by fencing, creating a good-sized outdoor space for families, entertaining or relaxing. The garden also features paved pathway areas, mature shrubs and planting, as well as two useful sheds.

Parking

The property benefits from a large driveway providing off-road parking, together with a long garage fitted with light and power. The driveway also features an EV charger, adding further convenience for modern living.





Total floor area 106.6 m² (1,148 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01823 334 433
E taunton@connells.co.uk

53 High Street
 TAUNTON TA1 3PR

Property Ref: TTN313626 - 0002

Tenure:Freehold EPC Rating: C

Council Tax Band: C

view this property online
connells.co.uk/Property/TTN313626



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk