

Castle Street
Stogursey
Bridgwater
TA5 1TG



JOSEPH CASSON

the estate agency your home deserves





£185,000

- End Terraced Property
- Three Bedrooms
- First Floor Bathroom
- Lounge/Diner
- Kitchen/Breakfast Room
- Oil Central Heating & Double Glazing
- Enclosed Front & Rear Gardens
- Garage & Parking
- No Onward Chain
- EPC Rating: D



NO ONWARD CHAIN. Discover this spacious three-bedroom end-terraced home in the delightful village of Stogursey, Somerset. Enjoy the benefit of a garage and driveway, and excellent transport links to HPC.

ACCOMMODATION

This double glazed and oil centrally heated accommodation briefly comprises: entrance hallway, lounge/diner and kitchen to the ground floor. Upstairs, there are three bedrooms and a bathroom accessed from the landing. Outside there is a small garden to the front aspect, and a mature rear garden with access to the parking area. There is a garage located in a block and an allocated parking space to the rear of the property.

LOCATION

Stogursey is a pretty village in north-west Somerset, 3 miles from the A39, 9 miles from Bridgwater and between the Quantock Hills and the sea. It has a thriving community, and good amenities including an attractive church, a castle with moat, post office, shops, primary school, village hall and a pub. Hinkley point is also easily accessible by the circular HPC bus or by car.

ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: A monthly service charge of £65 covers the upkeep and maintenance of the communal drainage, parking, and garaging, as well as insurance for the area.

EPC Rating: D

Council Tax Band: C

UTILITIES

Water supply: Mains

Sewerage: Mains / Communal Drainage

Electricity Supply: Mains

Mains Gas Supply: No

Central Heating: Yes - Oil

FLOODING

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

The surrounding area does flood from time to time; however, the property has never flooded.

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:

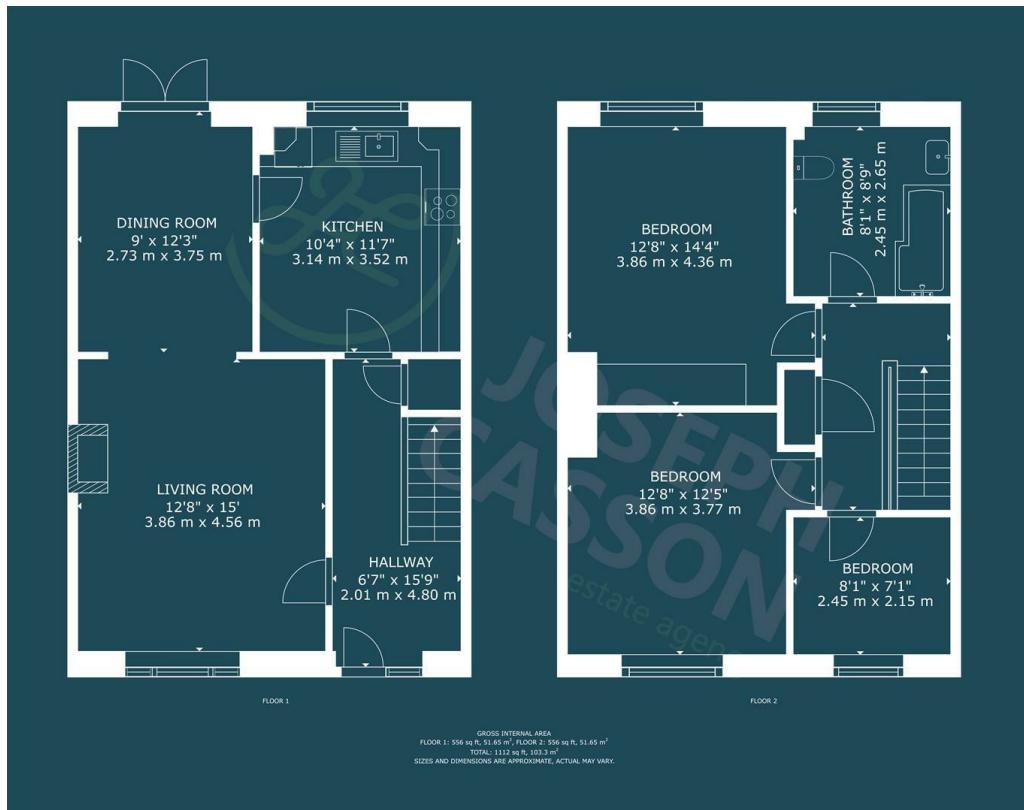
checker.ofcom.org.uk/en-gb/mobile-coverage

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

PLANNING PERMISSION

There is planning permission in place (since 2017) for the erection of 12 dwellings on the land opposite this property.





Planning application number - 3/32/14/004 - brownfield-land.
 Land at and adjoining 16 Castle Street, Stogursey, Bridgwater, TA5 1TG.
 Demolition of existing bungalow and redundant agricultural building and construction of 12 new dwellings, associated parking and turning, and improvements to the existing vehicular entrance.

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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