



## ST. MICHAELS CLOSE

Nether Stowey, Bridgwater, TA5 1NE

**Offers In The Region Of £325,000**

**Tamlyns**

## PROPERTY DESCRIPTION

Nestled in the charming village of Nether Stowey, this delightful detached bungalow on St. Michaels Close offers a perfect blend of comfort and scenic beauty. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat.

One of the standout features of this property is the far-reaching views that can be enjoyed from various vantage points. Whether you are sipping your morning coffee or unwinding in the evening, the picturesque landscape provides a serene backdrop to daily life.

### Situation

\*Detached Bungalow\*Two Double Bedrooms\*Lounge\*Kitchen/Breakfast Room\*Conservatory\*Double Glazing\*Central Heating\*Garage\*Parking\*Far Reaching Views

### Local Authority

somerset council Council Tax Band: C  
Tenure: Freehold  
EPC Rating: C

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

**01278 454500**

[house.sales@tamlyns.co.uk](mailto:house.sales@tamlyns.co.uk)



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## Accommodation

All measurements are approximate

## Entrance

Double Glazed door into:

## Kitchen/Breakfast Room

13'9" × 8'6" (4.2 × 2.6)

Dual aspect double glazed windows to side and front, Modern kitchen wall and base units with contrasting work surface, black one and a half bowl sink unit with mixer tap, double oven, separate electric hob with extractor over. Spot lighting, integrated Dishwasher and washing machine, radiator, tiled flooring.

## Shower Room

10'2" × 5'2" (3.1 × 1.6)

Obscure double glazed window to side, newly fitted shower suite, tiled flooring, low level WC, Vanity sink with mixer tap and drawers under, heated towel rail, spot lighting.

## Lounge

15'8" × 11'1" (4.8 × 3.4)

Double glazed window to side, radiator with french double glazed doors to:

## Conservatory

13'1" × 9'10" (4.0 × 3.0)

The Conservatory benefits from far reaching views of open countryside, radiator.

## Inner Hallway

Loft access, smoke alarm, radiator, airing cupboard, Obscure double glazed door to rear giving access to the garden.

## Bedroom 1

10'9" × 9'10" (3.3 × 3)

Dual aspect double glazed windows, radiator, built in wardrobe (please note depth of measurement not included)

## Bedroom 2

9'10" × 7'10" (3 × 2.4)

Dual aspect double glazed windows to side and rear garden, radiator, built in storage cupboards

## Outside

### Side Garden

To the side there is a graveled area with mature shrubs

### Rear Garden

Enclosed by panel fencing, mainly laid to lawn with mature shrub and flower borders, graveled pathways lead around the garden to seating areas. There is a greenhouse and a shed, outside tap.

## Garage

Single garage with up and over door power and lighting

## Parking

Ample parking

## Material Information...

# PROPERTY DESCRIPTION

Additional information not previously mentioned

- Mains electric, gas and water If not mains
- Water metered
- Gas Central Heating
- Mains Drainage
- 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 recommend potential buyers to use the Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

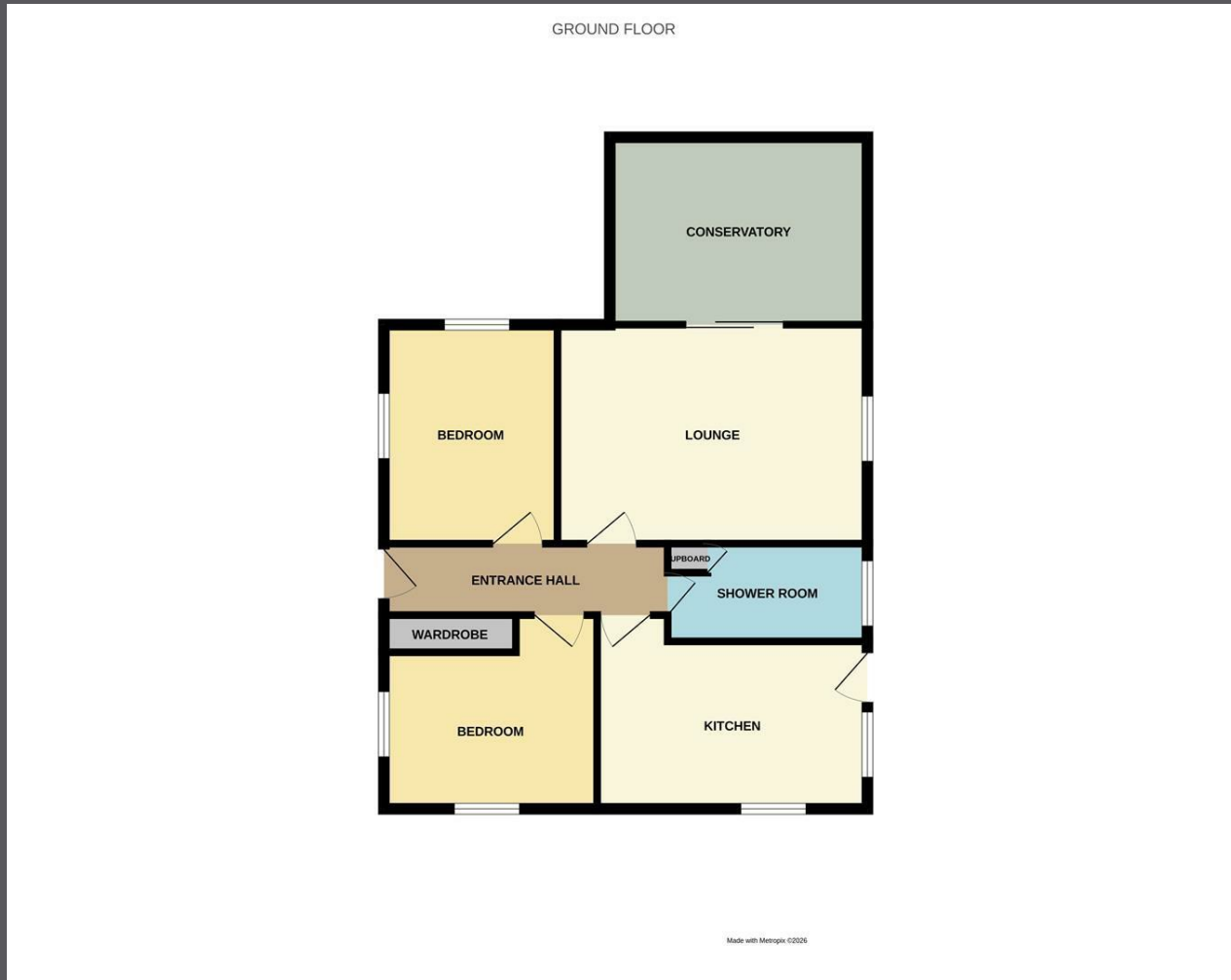
[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)







# PLAN



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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).

