

Lime Street  
Nether Stowey  
Bridgwater  
TA5 1NQ



**JOSEPH CASSON**  
the estate agency your home deserves





£425,000

- Substantial Detached Property
  - Three Bedrooms
  - Two Bathrooms
- Three Reception Rooms & Conservatory
  - Kitchen/Breakfast Room
  - Ground Floor WC
- Mature Gardens To Front & Rear
  - Garage/Workshop
- Parking On Own Driveway
  - Village Location

Enjoying an elevated position within the historic village of Nether Stowey, this beautifully presented detached property offers spacious and highly versatile accommodation.

The ground floor features three generous reception rooms, a bright conservatory, a well-appointed kitchen/breakfast room, a bathroom, and a separate WC. Upstairs, there are three double bedrooms and a further bathroom.

Outside, the property benefits from ample private parking, a garage, and additional parking to the front. The established front and rear gardens include a raised seating area—an ideal spot to relax and take in the surroundings.

## ACCOMMODATION

This double-glazed and gas-centrally heated accommodation briefly comprises a kitchen/breakfast room, inner hallway, lounge, conservatory, dining room, study, cloakroom, and bathroom on the ground floor. Upstairs, there are three bedrooms and a bathroom accessed from the landing.

A shared driveway leads to the driveway providing ample parking and a garage, with further parking available at the front. There are established gardens to the front and rear aspects, including a raised seating area.

## LOCATION

The historic village of Nether Stowey has many facilities, including a library, shop, restaurant, butchers, three public houses and Quantock Medical Centre.

The Quantock Hills offer a wide range woodland and moorland walks. Slightly further away, the bustling market town of Bridgwater offers a wider range of amenities and has excellent transport links to the M5 motorway and mainline rail link.

## ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: No - Located just outside the Nether Stowey conservation area.

EPC Rating: C

Council Tax Band: E

## UTILITIES

Water supply: Mains

Sewerage: Mains

Electricity Supply: Mains

Mains Gas Supply: Yes

Central Heating: Yes - Gas

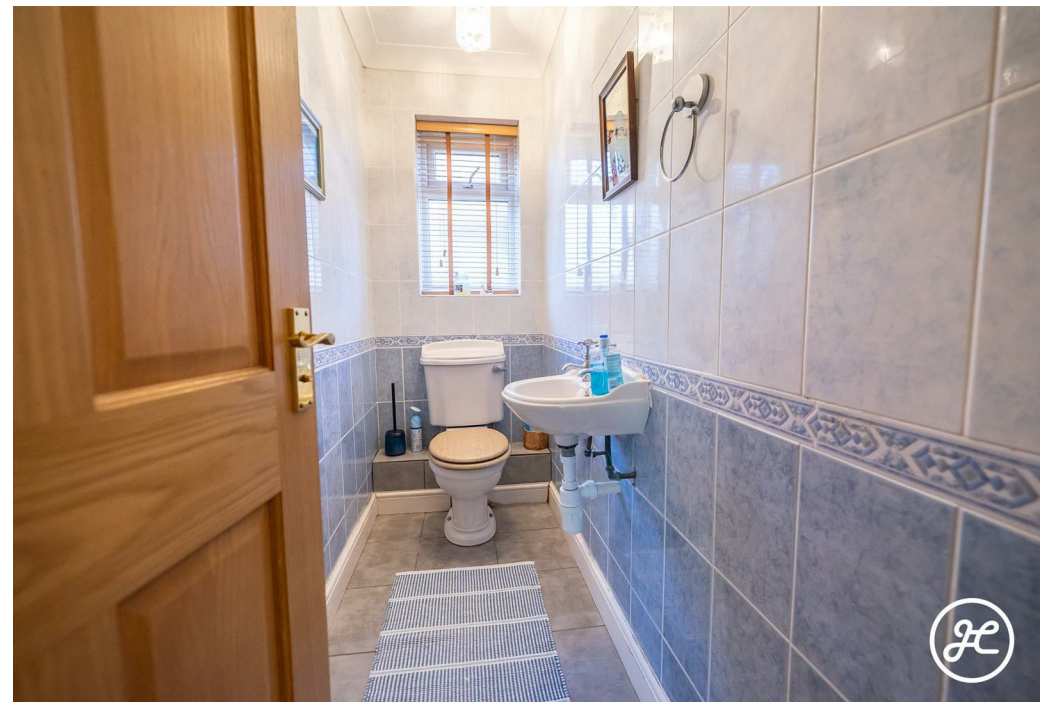
## FLOODING

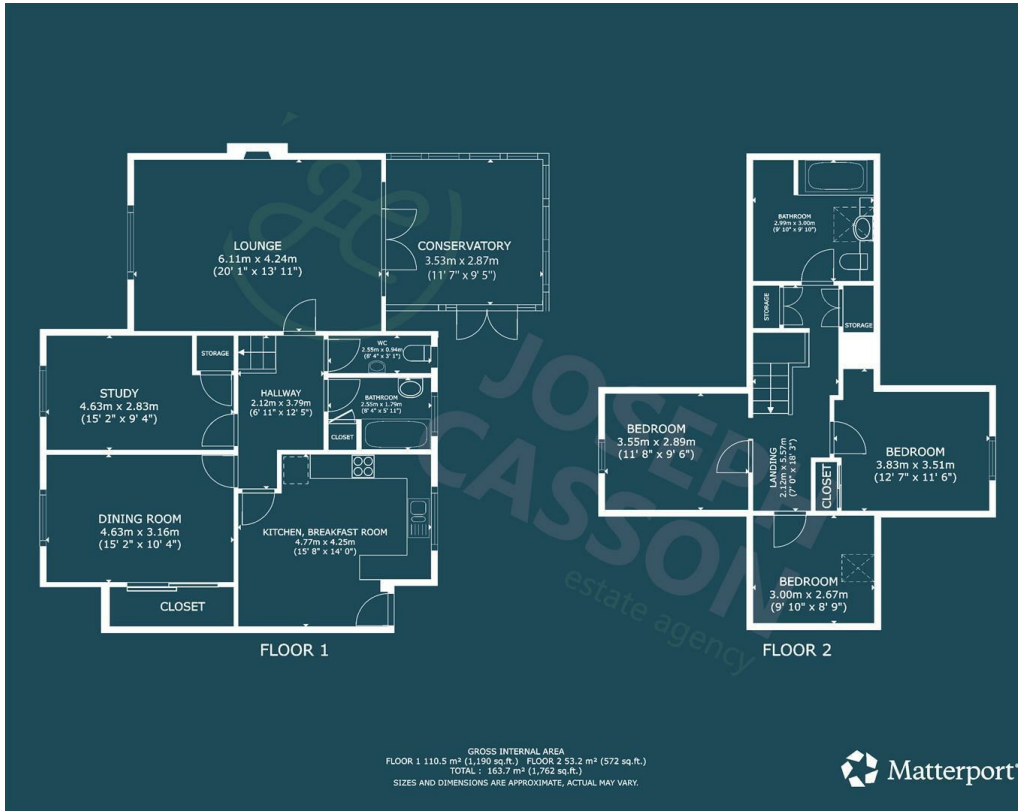
No Flooding in the last 5 years. Flood Information: [flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)

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





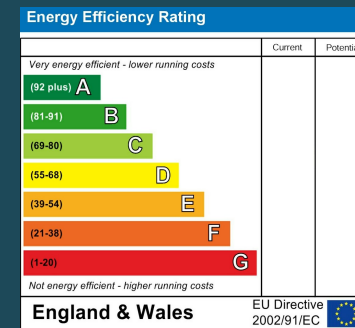
[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

### CONSERVATION AREA

Nether Stowey features a designated Conservation Area focused on its historic village centre, with additional areas covering the Stowey Court/St Mary's Church complex and The Mount (a scheduled 11th-century motte-and-bailey castle). It is known for its high-quality historic character, and developments are subject to strict planning controls, including considerations for bat species and ecological impacts.

### Council Tax Band

E



**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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