



**GIBBINS RICHARDS**   
Making home moves happen

**Sterling, Nethermoor Road, Middlezoy, Nr. Bridgwater TA7 0PG**  
**£314,950**

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A well presented modern detached home in a popular village location. The accommodation includes generous size sitting room with feature wood burning stove and access to rear garden. Attractively fitted kitchen/breakfast room with built-in appliances, downstairs cloakroom, three first floor bedrooms, family bathroom. Fully enclosed rear garden with access to two adjacent parking spaces. Ample room for the erection of a garage (subject to the necessary consents).

Tenure: Freehold / Energy Rating: C / Council Tax Band: D

Sterling is a modern three bedroom detached property constructed approximately thirteen years ago of a pleasing design. The accommodation is warmed by oil fired central heating via a recently upgraded combination boiler and further boasts a feature multi-fuel stove. The property is located in this popular village which contains village hall, pub and general stores as well as a popular primary school and historic church. A wider range of facilities can be found in Bridgwater which is approximately seven miles distant and boasts M5 and intercity railway access. The attractive market town of Langport is approximately six and half miles distant.

#### DETACHED CONTEMPORARY STYLE VILLAGE HOME

#### ATTRACTIVE FEATURES

THREE WELL PROPORTIONED BEDROOMS

SITTING ROOM WITH WOOD BURNING STOVE

CONTEMPORARY KITCHEN

SECLUDED GARDEN

OFF ROAD PARKING

OIL FIRED CENTRAL HEATING





Entrance Hall  
Cloakroom  
Sitting Room

Kitchen/Dining Room

First Floor Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Outside

Stairs to first floor.  
Low flush WC and wash hand basin.  
18' 0" x 13' 0" (5.48m x 3.96m) reducing to 14' 7" (4.44m) in part with feature multi-fuel stove with slate hearth.  
French doors to rear garden.

10' 11" x 10' 10" (3.32m x 3.30m)  
Comprehensively fitted with a range of attractive units incorporating electric oven and hob. Plumbing and space for washing machine and dishwasher.  
Concealed oil fired central heating boiler.  
Access to loft space.

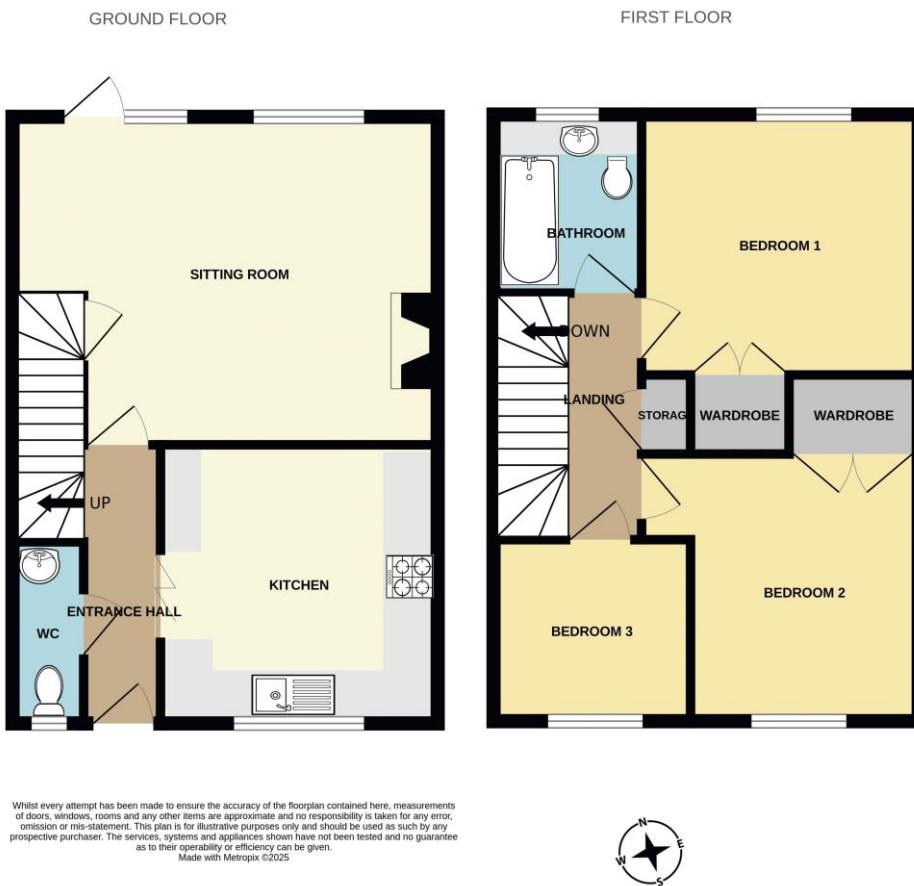
11' 2" x 10' 11" (3.40m x 3.32m) Built-in wardrobes.

11' 2" x 9' 5" (3.40m x 2.87m) plus door recess. Built-in wardrobes.

8' 1" x 7' 5" (2.46m x 2.26m)  
Attractive contemporary suite with over bath thermostatic shower.

Small ornamental and enclosed front garden. Side paviour driveway which is shared with adjacent property and leads to a private parking area directly to the rear of the property for at least two vehicles. The garden to the rear is fully enclosed with patio, lawn section, timber shed and gravelled sections.





Whilst every attempt has been made to ensure the accuracy of the dimensions contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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17 High Street, Bridgwater, Somerset TA6 3BE Tel: 01278 444488  
 Email: [bw@gibbinsrichards.co.uk](mailto:bw@gibbinsrichards.co.uk) Web: [www.gibbinsrichards.co.uk](http://www.gibbinsrichards.co.uk)