



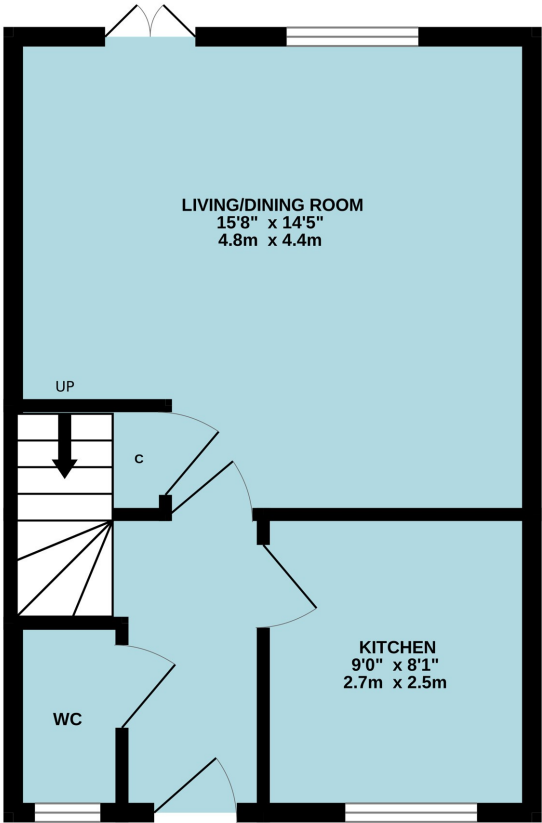
Lonlay Mews
Stogursey, Bridgwater, TA5
£209,000 Freehold

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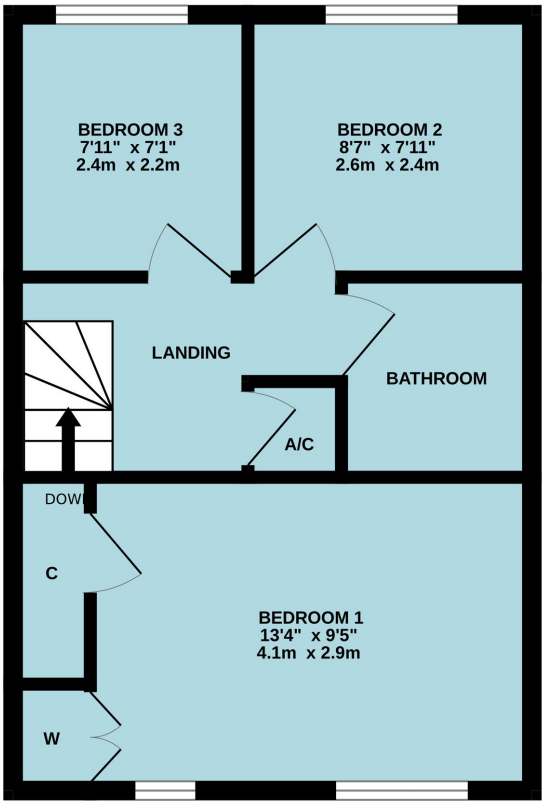
**Wilkie May
& Tuckwood**

Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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Description

Lonlay Mews is a three bedroom mid terrace property situated in the village of Stogursey benefitting from tandem parking close by and LPG gas fired central heating.

The property is offered to the market with no onward chain.

- Village location of Stogursey
- Three bedroom terrace house
- Over 15' Living/dining room
- Kitchen with front aspect
- Cloakroom downstairs
- Bathroom upstairs
- Courtyard garden
- Tandem parking nearby for two cars

THE PROPERTY:

The accommodation comprises an entrance hall, cloakroom, a kitchen which has range of base and wall units, space for a tall fridge/freezer, space and plumbing for a washing machine, with a boiler in the kitchen that has been recently replaced within the last two months. The living/ dining room has a patio door leading to the rear garden.

To the first floor is a principal bedroom with built-in wardrobes and a further two bedrooms both overlooking the rear garden and a family bathroom.

Outside – To the rear of the property is a courtyard garden which has been designed with low maintenance in mind with a gate giving rear access which in turn would lead to a short walk to the tandem parking spaces for two cars.

This property would make an ideal first time buyers' home getting their feet on the ladder and a viewing comes highly recommended.

LOCATION:

The property is close to the Quantock Hills an Area of Outstanding Natural Beauty. Stogursey enjoys a parish church, primary school, village shop, castle and a public house.

The area offers opportunity for many rural activities including golf at Cannington 18-hole golf course and Enmore Park 18-hole Golf Club, fly fishing at Hawkridge Reservoir and sailing at Durleigh Reservoir, also many beautiful walks on the Quantock hills itself. Nearby Nether Stowey is a friendly Quantock Village and has general stores, post office, butcher, pubs, a restaurant, vet, library, GP practice, St Mary's Church and a primary school. The playing field within the village is thriving and used by a number of organised groups and dog walkers. Plans for a new community centre on the field are well advanced. Bridgwater is 9 miles away and Taunton 10 miles, both offering higher educational facilities, leisure and retail amenities. Main line links are available via Bridgwater and Taunton railway stations. Access to the M5 motorway can be gained via junction 25 at Taunton or 23 and 24 at Bridgwater.



WM&T

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty.

Construction: Timber framed.

Services: Mains water, mains electricity, mains drainage, LPG gas central heating.

Local Authority: Somerset Council, County Hall, Taunton, Somerset, TA1 4DY

Council Tax Band: B

Broadband Coverage: We understand that there is superfast mobile coverage. The maximum available broadband speeds are: 202Mbps download and 29Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice and data available with Vodafone. Voice and data limited with EE, O2 and Three.

Flood Risk: Rivers and sea: Very low risk **Surface water:** Very low risk **Reservoirs:** Unlikely **Groundwater:** Unlikely

We recommend you check the risks on [Check the long term flood risk for an area in England - GOV.UK \(www.gov.uk\)](#)

Planning: Local planning information is available on [Planning Online \(somerset.gov.uk\)](#)



IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared in April 2026.

MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

8. Financial Evaluation: 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

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 their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the 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.

We routinely refer potential sellers and purchasers to a selection of recommended local solicitors. It is their decision whether to use those services. In making that decision, it should be known that we may receive a payment benefit of not more than £150 plus VAT per transaction.

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