



St. Andrew's Road

Stogursey, Bridgwater, TA5
£385,000 Freehold

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**Wilkie May
& Tuckwood**

Floor Plan

Approximate Gross Internal Area = 158.3 sq m / 1704 sq ft



For illustrative purposes only. Not to scale. ID1334565
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor Plan Produced by EPC Provision

Description

St. Andrew's Road is a deceptively large terrace cottage situated in the popular village of Stogursey benefitting from a recent two-storey extension and large garden to the rear which leads to the stream.

- Popular village location
- Flexible accommodation with annexe potential
- Sitting room with front aspect
- Dining room
- Snug/office with rear aspect
- Over 24' kitchen with rear aspect
- Separate utility room and cloakroom
- Sun room/craft room with garden access
- Over 21' principal bedroom
- Two further bedrooms
- Bathroom
- Over 150' rear garden with summerhouse, large shed and a greenhouse
- Views of Stogursey Castle and Quantock Hills

THE PROPERTY:

The accommodation comprises an entrance hall, with tiled flooring, storage cupboard and stairs to the first floor. The sitting room has a large wood burning stove, a door through to the dining room with further doors opening to the snug/office with a window overlooking the rear garden. The kitchen is light and airy and has a range of modern base and wall units, an electric hob, cooker and grill, space for a dishwasher and a tall fridge/freezer and space for a family table and chairs, with doors opening to the rear garden and decking area.

The utility room has base and wall units, a sink and space and plumbing for a washing machine and a tumble dryer. There is a shower room and door opening to the sunroom/craft room overlooking the back garden with doors giving access to the garden. This part of the property could be used as a small annexe with the craft room being the sitting/dining room and utility room used as a kitchen and the shower room.

To the first floor is a good size landing with two double bedrooms to the front of the cottage, a family bathroom. The main bedroom is the 'wow factor' to this property, having been extended with a large picture window overlooking the garden and views towards Stogursey Castle and

the Quantock Hills.

Outside – To the front is on-street parking. The garden to the rear measures approximately 150' and is landscaped with a mixture of mature flowering plants, trees, shrubs and fruit trees. There is a good size summerhouse which looks toward the stream at the bottom of the garden and a further large shed and a greenhouse. There is also rear access.

A viewing of this property is highly recommended not only to appreciate its style and presentation but its position within this village.

LOCATION:

The Somerset village of Stogursey has a thriving community and is steeped in history. The property is positioned on a non-main road location and within walking distance of the local shop. The village has a church, a castle, primary school and a public house. The neighbouring villages of Nether Stowey and Cannington offer a wider range of facilities and services. The market town of Bridgwater is approximately 9 miles away, offering a full range of services including retail, educational and leisure facilities. Main line links are available at Bridgwater Railway station together with a daily coach service to London Hammersmith.



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GENERAL REMARKS AND STIPULATION

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

Construction: Traditional construction.

Services: Mains water, mains electricity, mains drainage, electric heating.

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

Council Tax Band: C

Broadband Coverage: We understand that there is superfast mobile coverage. The maximum available broadband speeds are: 80Mbps download and 20Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

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

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 September 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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