



Masham Cottage





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Nether Stowey, Bridgwater, TA5 1JR

Bridgwater 4 miles, Taunton 10 miles, Bristol 41 miles

A beautifully finished three-bedroom detached home, set within an exclusive development of just four high-quality new homes on the outskirts of Nether Stowey

- Sought-after village location
- Living room
- Two further bedrooms and bathroom
- Private rear garden
- Council Tax Band TBC
- Spacious kitchen/dining room
- Master bedroom with en-suite
- Separate utility room and ground-floor WC
- Garage and driveway parking
- Freehold

Guide Price £350,000

## SITUATION

The village of Nether Stowey hosts a comprehensive range of amenities to include a well respected primary school, medical centre, post office, convenient stores, garage and the ancient church of St. Marys. There are also two public houses.

Communications include the M5 motorway (access at Junctions 23 and 24) being approximately 8 miles away at Bridgwater. Taunton, the county town of Somerset is within a picturesque 10 mile drive hosting a more comprehensive range of retail facilities along with three noted public schools and the county cricket ground. A mainline rail link is also available with direct trains to London Paddington. The village of Nether Stowey nestles within the Quantock Hills, an Area of Outstanding Natural Beauty, and is well renowned for its excellent outdoor pursuits.



## DESCRIPTION

A beautifully finished three-bedroom detached home, set within an exclusive development of just four high-quality new homes on the outskirts of Nether Stowey. This thoughtfully designed property offers modern, energy-efficient living with a stylish contemporary finish throughout and comes with a 10 year build warranty.

## ACCOMMODATION

The accommodation includes a bright and spacious living room, a well-appointed kitchen/dining room, separate utility room, and a convenient ground-floor WC. Upstairs, the home features a generous master bedroom with en-suite, a family bathroom, and two further bedrooms.

## OUTSIDE

The house has private gardens and parking, and attractive country views.

## SERVICES

Mains drainage, electricity and water. Air source heating. Superfast broadband available (Ofcom), mobile signal likely available indoors with O2 and outdoors with other providers (Ofcom). Please note the agents have not inspected or tested the services.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

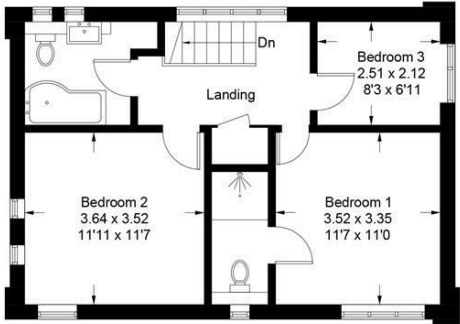


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

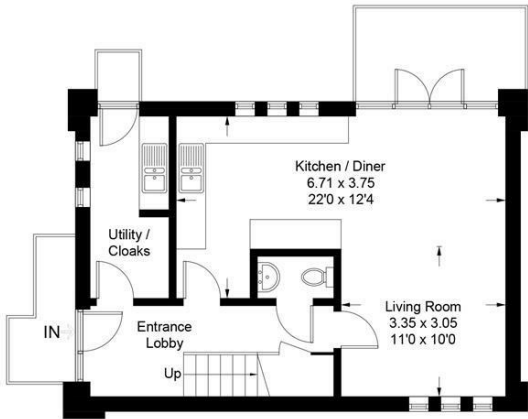
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Approximate Gross Internal Area = 97.7 sq m / 1052 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1271309)