

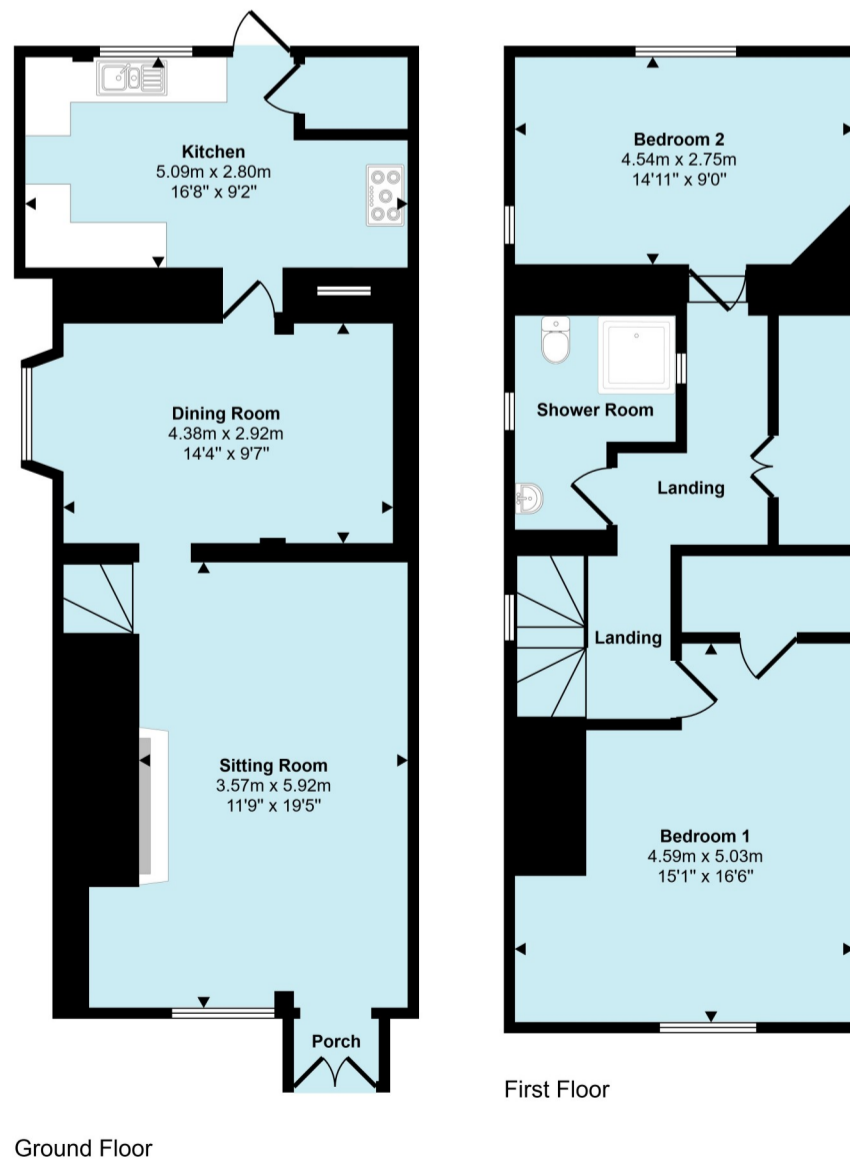


High Street,
Stogursey, Bridgwater, TA5
£230,000 Freehold

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Wilkie May & Tuckwood

Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Description

The residence is a characterful two bedroom cottage situated in the village of Stogursey.

It is filled with plentiful original features with character beams and low ceilings and is offered to the market with no onward chain.

- Characterful two bedroom cottage
- Village location
- Over 19' sitting room with inglenook
- Dining room
- Kitchen with access to rear garden
- Shower room upstairs
- Front and rear gardens

THE PROPERTY:

The accommodation comprises an entrance porch, a sitting room which has a large inglenook fire with wood burning stove, a dining room with a door opening to the kitchen with an oil fired Rayburn (formerly providing central heating with pipework in situ) and a range of wall and base units. There is a walk-in pantry in the kitchen and also a door which opens to the rear garden.

To the first floor is a spiral staircase which leads to a good size landing, two double bedrooms and a family shower room.

The cottage has smart wi-fi enabled electric heating and is in good decorative order.

Outside – To the front of the house is low maintenance garden. The garden to the rear is laid to shingle with some well stocked flower beds housing mature plants, trees and shrubs together with a large brick built garden outbuilding.

A viewing of the property comes highly recommended to fully appreciate its character and position within the village and is offered to the market with no onward chain.

LOCATION:

Situated in the picturesque Somerset village of Stogursey, close to the Quantock Hills an Area of Outstanding Natural Beauty with views over open fields. Stogursey enjoys a parish church, primary school, village shop, castle and a public house. The neighbouring villages of Nether Stowey and Cannington offer an additional range of facilities and services. The market town of Bridgwater is approximately 9 miles away offering easy access to the M5 motorway at junctions 23 and 24. There is a full range of amenities including retail, educational and leisure facilities. There are regular bus services to Taunton, Weston-super-Mare and Burnham-on-Sea together with a daily coach service to London Hammersmith from Bridgwater Bus station. Main line links are available at Bridgwater Railway Station.



WM&T

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, smart wi-fi enabled electric radiators, oil fired Rayburn.

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

Council Tax Band: C

Broadband Coverage: We understand that there is ultrafast mobile coverage. The maximum available broadband speeds are: 313Mbps download and 50Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice and data available with O2 and Vodafone. Voice and data limited with EE 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 March 2025.

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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