



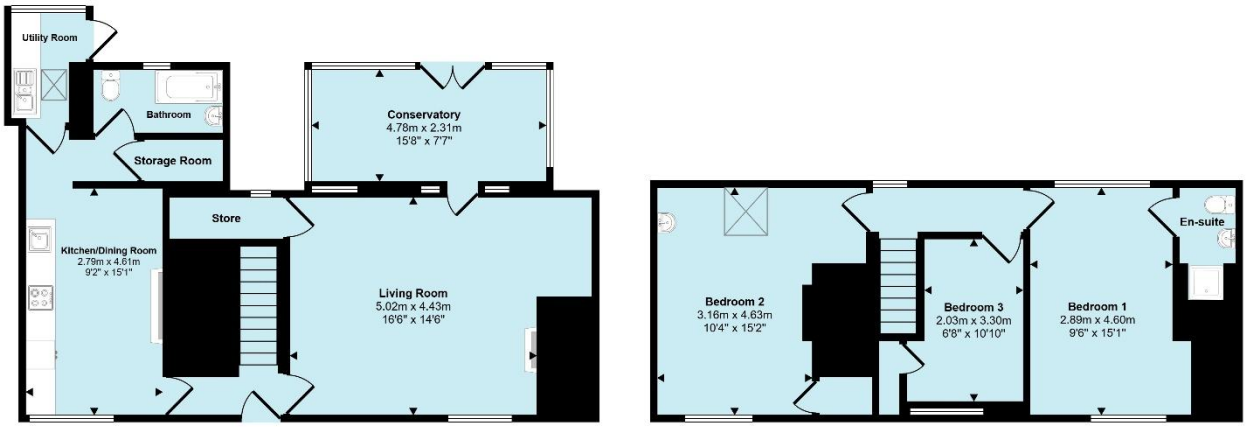


St. Andrew's Road
Stogursey, Bridgwater, TA5
£270,000 Freehold

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Wilkie May & Tuckwood

Floor Plan



Ground Floor

First Floor

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.

The Property Ombudsman
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Description:

This three bedroomed terraced property is in the village of Stogursey and benefits from characterful features including two inglenook fireplaces and has a delightful garden at the rear.

- Village of Stogursey
- Character features throughout
- Over 16' living room with inglenook
- Kitchen/dining room with inglenook
- Conservatory overlooking rear garden
- Bathroom
- Principal bedroom with en-suite
- Two further bedrooms
- Beautiful rear gardens
- Large workshop

THE PROPERTY:

St Andrew's Road is a three bedroomed terraced property situated within the popular village of Stogursey with the accommodation comprising a large living room, kitchen/dining room, conservatory, utility room and bathroom.

To the first floor are two double bedrooms with a principal en-suite, with a further bedroom.

To the rear of the property is a large south facing garden. This has been beautifully maintained, affording a full degree of privacy and incorporating a large workshop.

A viewing of the residence comes highly recommended to fully appreciate not only its location within the village but the size and what it has to offer.

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, junior 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.





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, electrict heating and two solid fuel wood burners.
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 https://checker.ofcom.org.uk/
Mobile Phone Coverage: Voice likely and data limited with O2. Voice and data both limited with EE, Three and Vodafone.
Flood risk: Rivers and seas: Very low risk Surface: Very low risk Reservoirs: Unlikely Groundwater: Unlikely
We recommend you check the risks on https://www.gov.uk/check-long-terrm-flood-risk
Planning: Local planning information is available on https://www.sdc.somerset.gov.uk/planning_online







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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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