

  
**Natasha Howarth**  
ESTATE AGENTS



7 De Curcis Close, Nether Stowey, TA5 1JX

**£189,000**

A fantastic opportunity to purchase this superbly presented two bedroom end terrace house located within the popular village of Nether Stowey.

Internally the accommodation is exceptionally well presented and briefly comprises entrance hallway, cloakroom, refitted kitchen and lounge/ diner to the ground floor. Upstairs there are two double bedrooms and a family bathroom.

The property benefits from off road parking, gas central heating and UPVC double glazing throughout.

This beautiful and historic village benefits from a number of amenities including a primary school, church, public houses, library, village hall, post office, medical centre and a range of shops with 'Quantock Lakes Kitchen' close by.

The nearby Quantock Hills provides an Area of Outstanding Natural Beauty with open hill country stretching to the West Somerset coastline.

For an appointment to view please contact the vendors sole agent.

## ENTRANCE

Via open canopy porch and double glazed door to:

## ENTRANCE HALLWAY

Stairs rising to first floor. Radiator, wood effect flooring. Doors to cloakroom, kitchen and lounge/diner.

## CLOAKROOM

Obscure double glazed window to front aspect. Fitted with a two piece white suite comprising close coupled WC with push button flush and wash hand basin, radiator.

## KITCHEN

Double glazed window to front aspect, Fitted with a range of matching wall, base and drawer units with one and a quarter bowl stainless steel sink and drainer unit inset with roll top worksurfaces over. Space for freestanding cooker with stainless steel chimney style extractor fan over and splashback. Space and plumbing for a washing machine, space for a fridge/ freezer, Gas fired combi boiler mounted on the wall.

## LOUNGE/ DINER

Double glazed window to rear aspect. Feature fireplace with gas fire inset. Built in cupboard. Radiator, wood effect flooring. Double glazed door to the garden.

## BEDROOM ONE

Double glazed window to rear aspect. Built in double wardrobe. Radiator.

## BEDROOM TWO

Double glazed window to front aspect. Built in double wardrobe. Radiator.

## LANDING

Doors to bedrooms and bathroom. Radiator and loft hatch.

## BATHROOM

Fitted with a three piece white suite comprising panelled bath with shower over, close coupled WC with push button flush and pedestal wash hand basin. Partially tiled walls, radiator.

## EXTERIOR

### PARKING

To side of property for one vehicle.

### GARDEN

Fully enclosed by panel fencing. Mainly laid to lawn with patio adjacent to property and timber decking to rear. Pedestrian side access leading to parking and front of property.

### SERVICES

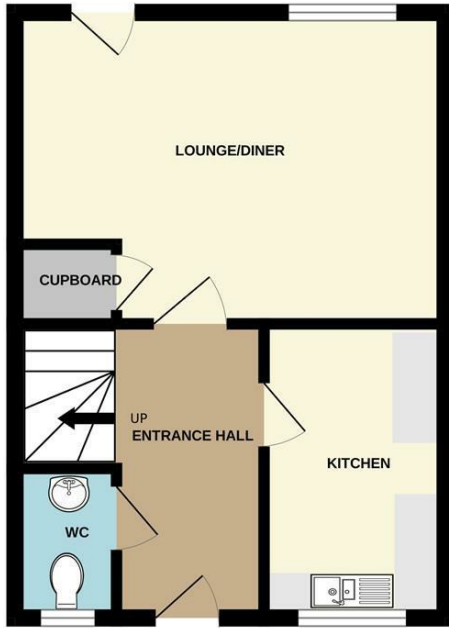
Mains gas, electricity, water and drainage.

### AGENTS NOTE

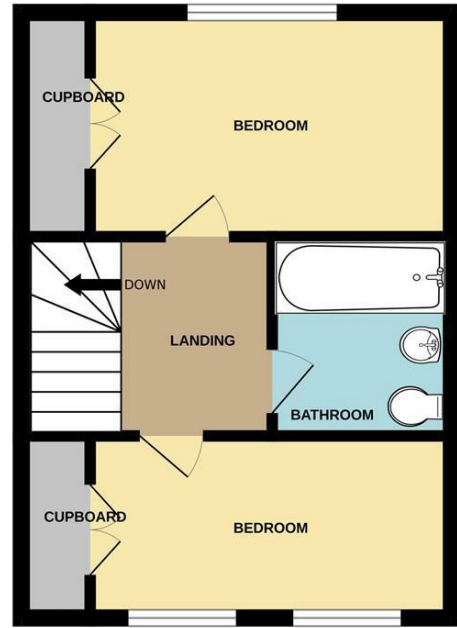
This property was built under the Low Cost Housing Scheme working in conjunction with local government. A covenant states that the property can only ever be sold at 75% of the value at the time of marketing, enabling people on lower incomes to get a foothold in the property market.

# Floor Plan

GROUND FLOOR



1ST FLOOR

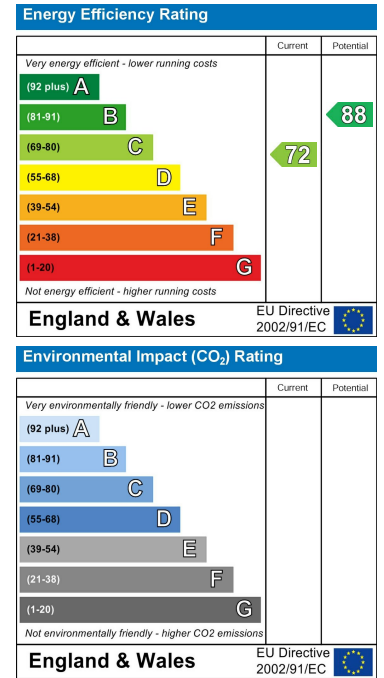


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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# Area Map



# Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. The agent has not tested any appliances or services, heating systems etc so cannot verify if they are in working order, nor have we carried out a survey. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us or obtain verification from your Solicitor or Surveyor.  
References to the Tenure of a Property are based on information supplied by the Seller.



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