



GIBBINS RICHARDS
FOR SALE
Sales and Lettings

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6 Ford Lane, Stawell, Nr. Bridgwater TA7 9AF
£319,950

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Making home moves happen

* Spacious four bedroom semi-detached home * Semi rural location backing onto farmland * Loft conversion * Attractive outlook * Oil fired central heating * Off road parking *

This spacious four bedroom semi-detached property occupies a most pleasant semi-rural position with attractive rural views from both elevations. The property benefits from a loft conversion creating a most spacious bedroom with a fabulous outlook. The accommodation in brief comprises; entrance hall, spacious sitting/dining room, kitchen/breakfast room with some integrated appliances, a side lobby leads through to two adjoining outbuildings containing a utility section and WC. To the first floor there are three bedrooms all with attractive outlooks as well as a shower room, whilst a staircase leads through to a spacious dormer bedroom.

The property is set well back from the road providing ample off road parking, whilst the rear garden is of generous size and enjoys a lovely aspect backing onto farmland. Stawell is a small hamlet located off the A39 and is within easy reach of the M5 motorway at Junction 23. The property is within five miles of Bridgwater town centre and is also within comfortable reach of both Street and Glastonbury as well as the picturesque 'Polden Hills'.

Tenure: Freehold / Energy Rating: D / Council Tax Band: B

Total floor area - 1124 sq.ft. (104.4 sq.m.) approx.

Spacious semi-detached home

Semi-rural location

Loft conversion

Spacious sitting room

Four bedrooms

First floor shower room

Ample off road parking

Generous size gardens

Oil fired central heating





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Entrance Hall

Stairs to first floor with understairs storage containing combination oil fired boiler.

Sitting Room

19' 6" x 11' 11" (5.94m x 3.63m) Open fireplace and access to garden.

Kitchen/Diner

12' 10" x 10' 5" (3.91m x 3.17m) incorporating a built-in double oven and dishwasher. Stable door to side with covered access to;

Utility Room

10' 5" x 6' 1" (3.17m x 1.85m)

WC

Low level WC and wash hand basin.

First Floor Landing

Bedroom 1

11' 11" x 9' 5" (3.63m x 2.87m) with fitted wardrobes.

Bedroom 2

11' 11" x 10' 1" (3.63m x 3.07m) with understairs recess.

Bedroom 3

10' 5" x 6' 7" (3.17m x 2.01m)

Shower Room

Re-fitted in a modern white suite comprising low level WC, wash basin with vanity unit and walk-in shower enclosure.

Second Floor Landing

Bedroom 4

13' 10" x 12' 7" (4.21m x 3.83m) approx.

Outside

The property is set well back from the road and enjoying a good degree of frontage with driveway providing off road parking. To the rear is a fully enclosed private garden laid to patio and lawn.



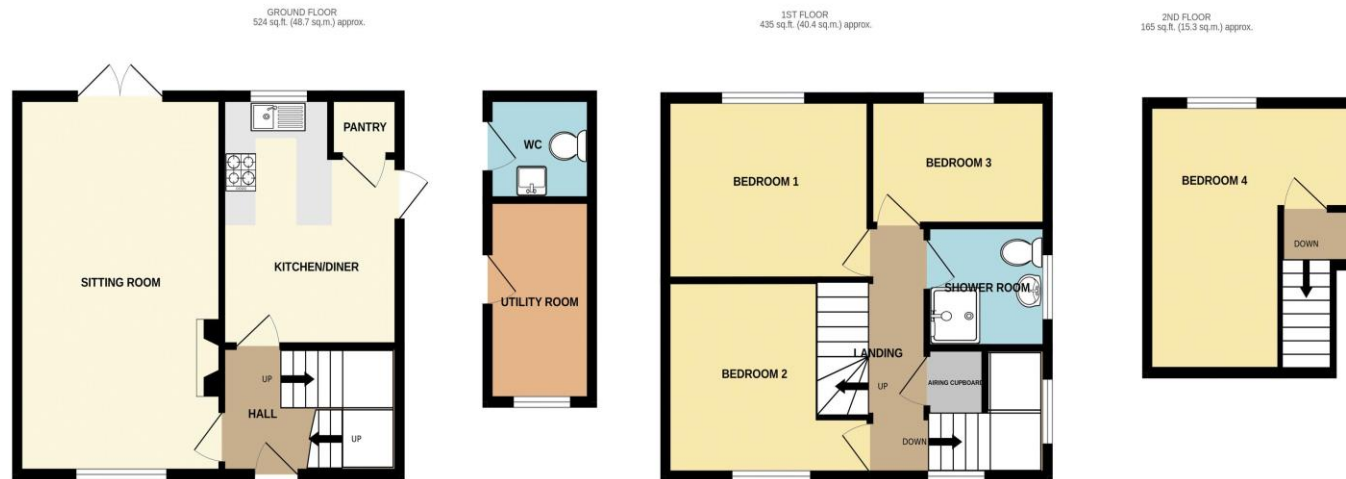
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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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 the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a 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.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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