



## QUANTOCK LANE, ALEY

Over Stowey, Bridgwater, TA5 1HB

**Offers Over £285,000**

**Tamlyns**

## PROPERTY DESCRIPTION

The property is situated in the heart of Aley, a picturesque hamlet nestled at the foot of the Quantock Hills which offers miles of fantastic walks and outdoor activities.

The hamlet also offers Quantock Lodge which has a swimming pool, gym and sports hall facilities.

Nether Stowey (approx. 1 mile) offers a primary school, 2 pubs, a selection of small businesses, village shop, library, butchers/fishmonger and a health centre. Coleridge Cottage, a National Trust property is in the village which is the start of the Coleridge Way.

The area generally is renowned for its wide range of country pursuits. The market town of Bridgwater is 8 miles away and offers a wide range

### Situation

Semi Detached\*two Double bedrooms\* lounge\*dining Room\*Snug\*kitchen\*oil fired central heating\*double glazing\*log burner\*generous cottage style gardens\*ample parking\*

### Local Authority

Somerset County Council Council Tax Band: B

Tenure: Freehold

EPC Rating: D

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01278 454500**

[house.sales@tamlyns.co.uk](mailto:house.sales@tamlyns.co.uk)



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## Front Entrance Hall

Stairs rising to first floor with understairs cupboard, radiator

## Living Room

10'11" × 17'4" (3.35 × 5.3)

Double glazed window to rear overlooking the garden, radiator, wood burner,, two arched recesses either side with cupboard storage, brick archway leading into dining room

## Dining Room

10'7" × 10'7" (3.25 × 3.25)

Double glazed window overlooking the front garden, radiator

## Snug/office

10'11" × 8'4" (3.35 × 2.55)

Double glazed window to rear, radiator, feature Rayburn set into fireplace, built in cupboard housing Woodworm wood/multi burner, further cupboard housing the immersion heater.

## Kitchen

12'7" × 8'4" (3.85 × 2.55)

Range of wall and base units with roll edge work top, one and a half bowl sink unit, dual aspect double glazed windows, space and plumbing for washing machine, space for fridge/freezer, integrated oven and halogen 4 ring hob, radiator, double glazed rear door covered rear porch for extra storage.

## Downstairs Bathroom

White suite comprising a panelled bath, pedestal wash hand basin and low level WC, fully tiled corner shower cubicle with Mira power shower, radiator, half tiled walls, obscured double glazed window to side.

## Landing

Cupboard for storage and main loft access which is fully insulated

## Upstairs Toilet

WC with hand basin

## Bedroom One

15'3" × 11'7" (4.65 × 3.55)

Double glazed window to rear with views over to fields, radiator

## Bedroom Two

15'3" × 13'6" (4.65 × 4.13)

Double glazed window to rear overlooking the fields, radiator

# PROPERTY DESCRIPTION

## Outside

There are 3 garden areas to this property

## Rear Garden

The rear garden has a decked area and a fishpond with well stocked boarders and shrubs, further patio area which then gives access to:

## Side Garden

This garden is laid to lawn and is enclosed by mature hedging, the newly installed oil tank (March 2025) is enclosed and has easy access.

## Front Garden

This garden is laid to lawn with mature shrubs, including stunning holly tree and beautiful willow tree, with a pathway to:

## Parking

This is a generous space and could provide parking for 3/4 cars, there is also an electric charging point

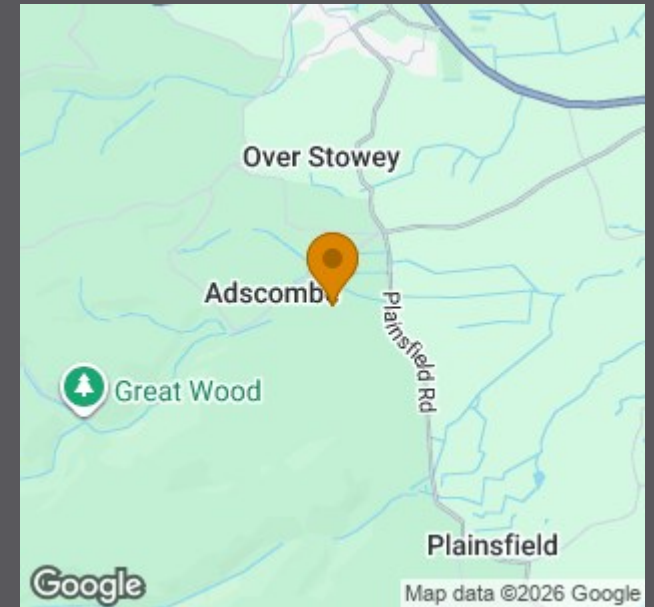
## Council Tax Band B







# PLAN



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and all approximate.

Tamlyns may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing - Introduction fee of up to £200 (plus vat), HD Financial Ltd - Introduction fee of up to £200 (plus vat).

