



GIBBINS RICHARDS 
Making home moves happen

5 Hack Lane, Over Stowey, Nr. Bridgwater TA5 1EY
£240,000

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* Picturesque location * Semi-detached house * Three bedrooms * Backing onto farmland
* No chain *

This 1930s semi-detached former local authority home has been in the same ownership for over sixty years and provides great potential for further improvement and extensions (subject to the necessary planning/building consents). The accommodation comprises; sitting room, kitchen, garden room, downstairs bathroom as well as three first floor bedrooms. The property enjoys an elevated position with views to the rear together with a long rear garden which backs onto farmland.

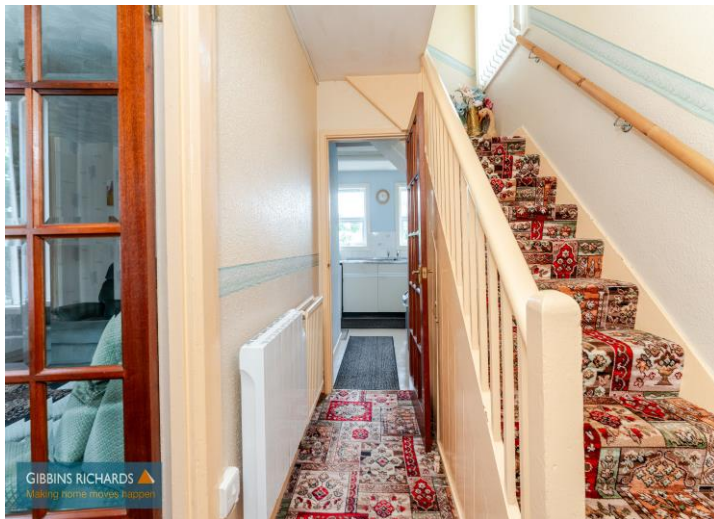
The property is located in the picturesque Quantock Hills (an Area of Outstanding Natural Beauty), whilst the neighbouring village of Nether Stowey is close by and contains a number of day to day facilities. Bridgwater town centre is approximately seven miles distant and boasts both M5 motorway access and an intercity railway access. The property is also within comfortable reach of Exmoor and Minehead.

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

Total floor area - 779 sq.ft. (72.4 sq.m.) approx.
Three bedroom semi-detached house
Sought after location
Attractive rural views
Cosmetic improvement needed
Generous size gardens
Potential to extend (subject to necessary consents)
Solid fuel & electric heating
Double glazed windows
No onward chain
What3words ///offer.spelled.clouding



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Entrance Hall
 Sitting Room

Stairs to first floor.
 13' 10" x 11' 0" (4.21m x 3.35m) Front aspect window. Solid fuel fire with back boiler. Thermostatically controlled radiator.

Kitchen

10' 0" x 8' 0" (3.05m x 2.44m) max. downstairs recess.

Lobby

Bathroom

6' 0" x 5' 10" (1.83m x 1.78m)

Garden Room

9' 6" x 8' 5" (2.89m x 2.56m)

First Floor Landing

Bedroom 1

15' 0" x 9' 5" (4.57m x 2.87m) with storage cupboard. Attractive views.

Bedroom 2

11' 0" x 9' 2" (3.35m x 2.79m) with airing cupboard.

Bedroom 3

8' 5" x 7' 5" (2.56m x 2.26m)

Outside

The property stands in an elevated position providing a good degree of frontage with potential for an off road parking area (subject to any necessary consents). The garden is mainly laid to lawn with various bordering shrubs and plants with a side access leading to a generous size rear garden which is dissected by a central pathway incorporating long lawn areas, various shrubs beds and planting areas. Timber storage shed. The garden itself enjoys a lovely aspect over open farmland.



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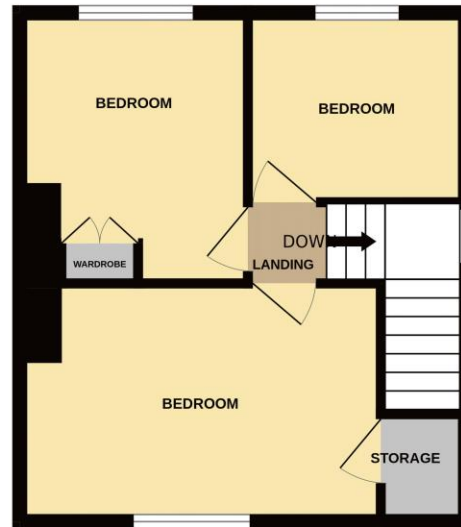


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GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.



FIRST FLOOR
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA: 779 sq.ft. (72.4 sq.m.) approx.

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.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.

We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.

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