



GIBBINS RICHARDS 
Making home moves happen

9 Hack Lane, Over Stowey, Nr. Bridgwater TA5 1EY
Guide Price £325,000

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A spacious three bedroom semi-detached property located in a delightful semi rural location boasting magnificent views over surrounding countryside with generous size south facing rear garden and ample off road parking. The accommodation includes entrance hall, sitting room with wood burning stove, fitted kitchen, separate dining room with stunning southerly views, downstairs bathroom, three first floor bedrooms. Oil fired central heating.

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

This semi detached property is located in an enviable position which is adjacent to open farm land with a generous size south facing garden backing onto the picturesque Quantock Hills (an area of outstanding natural beauty). Whilst, the front elevation there are views across the Bristol Channel itself. There is a private long drive to the side for parking at least four vehicles with access to a generous size south facing rear garden including a two tiered sun patio, long lawn area and storage sheds. The property is located in a semi rural position in the sought after Quantock village of Other Stowey. The adjacent village of Nether Stowey is approximately one mile distant and benefits from a number of shops, pubs, primary school and doctors surgery. A more extensive range of shopping, leisure and financial amenities can be found within Bridgwater which provides M5 motorway access and a mainline railway station.

- ELEVATED POSITION
- STUNNING VIEWS OVER ROLLING COUNTRYSIDE
- GENEROUS SIZE GARDENS
- AMPLE OFF ROAD PARKING
- SCOPE TO EXTEND (SUBJECT TO NECESSARY CONSENTS)
- OIL FIRED CENTRAL HEATING
- MAINS DRAINAGE





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Entrance Porch
Entrance Hall
Sitting Room
Kitchen
Lobby
Dining Room
Bathroom
First Floor Landing
Bedroom 1
Bedroom 2
Bedroom 3
Outside

Door to;
14' 0" x 11' 10" (4.26m x 3.60m) Feature wood burning stove.
8' 0" x 7' 10" (2.44m x 2.39m) with attractive southerly views over the picturesque Quantock Hills.
9' 5" x 8' 5" (2.87m x 2.56m) Door to rear garden. Attractive rural views.
5' 10" x 5' 5" (1.78m x 1.65m) Low level WC, wash hand basin and bath with overhead shower.
14' 8" x 9' 5" (4.47m x 2.87m) with attractive views towards the Bristol Channel. Recessed wardrobe unit.
10' 8" x 9' 2" (3.25m x 2.79m) Attractive rural views. Fitted wardrobe unit.
8' 6" x 7' 6" (2.59m x 2.28m) with attractive rural views.
Elevated lawned front garden with tarmac driveway to side which allows off road parking for up to four vehicles. Side access leads to a long and predominantly south facing rear garden which borders farm land with stunning uninterrupted views across the Quantock Hills. The garden contains a split level sun patio, two storage sheds (one with power), long lawned section which back directly onto farm land.



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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.
Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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