



GIBBINS RICHARDS 
Making home moves happen

18 Steart Bay, Steart, Nr. Bridgwater TA5 2PX

£385,000

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**** AVAILABLE WITH NO ONWARD CHAIN ****

A refurbished linked detached property enjoying a most pleasant rural location with generous size gardens and flexible accommodation. The accommodation includes; entrance porch, entrance hall, sitting room, kitchen/dining room, shower room, three first floor bedrooms and first floor bathroom. Generous size gardens and off road parking (planning permission was granted in October 2014 for the erection of a double garage etc - further details of the Application should be sought via Somerset Council - Application No: 39/14/00011.).

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

This linked detached cottage benefits from refurbished accommodation and enjoys a secluded rural location overlooking the 'Severn Estuary'. The property is surrounded by open countryside as well as a quiet and lovely beach walk and Steart Marshes Nature Reserve nearby. Steart is a small hamlet, approximately nine miles from Bridgwater and contains the West Somerset Coastal Path and River Parrett trail. The nearby village of Cannington enjoys a number of amenities to include general stores, post office, pub, church and primary school.

NO ONWARD CHAIN
MODERNISED COTTAGE
SECLUDED LOCATION
GENEROUS SIZE GARDENS
OPEN OUTLOOK
NEW CENTRAL HEATING SYSTEM
RECENTLY INSTALLED WOOD BURNING STOVE
GROUND FLOOR WET ROOM / FIRST FLOOR BATHROOM
THREE DOUBLE BEDROOMS
WHAT3WORDS - crabmeat.cavalier.drew





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Entrance Hall
Sitting Room

Kitchen/Dining Room

Stairs to first floor.
15' 2" x 12' 5" (4.62m x 3.78m) with wood burning stove, understairs storage.
20' 5" x 9' 5" (6.22m x 2.87m) newly fitted with built-in oven and hob.

Wet Room
First Floor Landing
Bedroom 1

12' 8" x 9' 10" (3.86m x 2.99m) with built-in wardrobes.

Bedroom 2

10' 8" x 10' 2" (3.25m x 3.10m) with attractive views.

Bedroom 3

10' 5" x 10' 0" (3.17m x 3.05m) with attractive views.

Bathroom
Outside

8' 0" x 6' 0" (2.44m x 1.83m) re-fitted suite.
The property is approached via an access lane to a parking bay which leads on to a generous size and predominantly lawned garden to the front and side of the property. Natural hedging and stone walling including a former brick pigsty.

AGENTS NOTE

We understand from the vendor that planning permission was granted on 14th October 2014 - Application No: 39/14/00011 for the erection of a double garage, formation of access and parking, replacement of flat roof with pitched roof and erection of porch to north west elevation. We understand from the vendor that the roof and porch has been carried out. However, any details regarding the planning permission should be sought via Somerset Council.



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GROUND FLOOR



FIRST 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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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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