



GIBBINS RICHARDS   
Making home moves happen

12 Cricketer Drive, Nether Stowey, Nr. Bridgwater TA5 1DN  
£339,950

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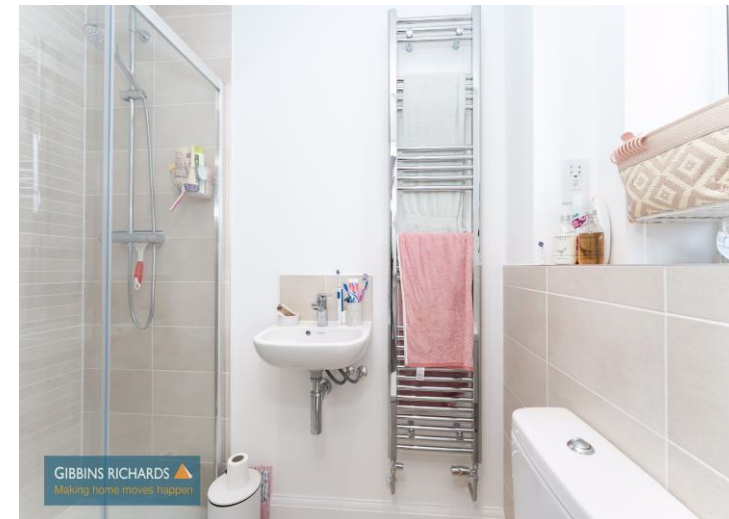
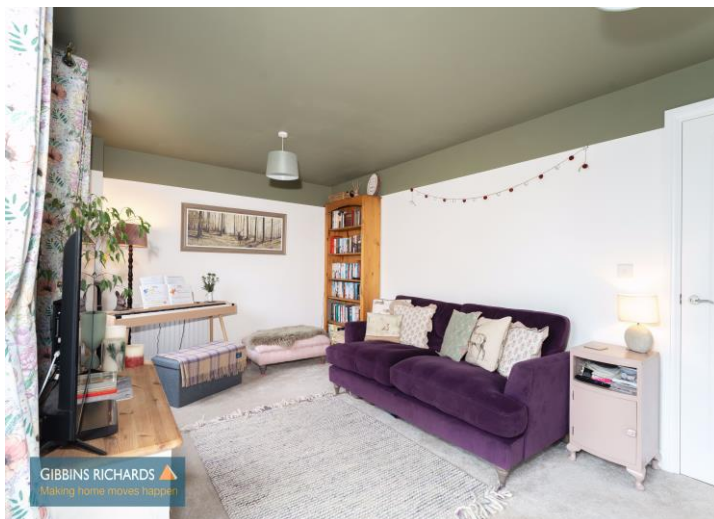
**\*\* AVAILABLE WITH NO ONWARD CHAIN \*\***

A well appointed three bedroom detached property located on a popular development within this sought after area. The accommodation includes entrance hall, cloakroom, sitting room, well equipped kitchen/dining room, three first floor bedrooms including a generous size en-suite shower room and separate bathroom. Landscaped rear garden, off road parking for up to three vehicles.

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

Constructed in 2023, by Strongvox Homes to the popular 'Devoran' design, this spacious detached home provides generous size light and airy living space. The property is located on a new popular mid size development on the outskirts of this popular village. Nether Stowey offers a number of day to day amenities, which includes picturesque walks along the Quantock Hills. Bridgwater town centre is just over seven miles distant and provides M5 and railway access.

NEARLY NEW DETACHED HOME  
CONSTRUCTED IN 2023  
TEN YEAR BUILD WARRANTY (8 YEARS REMAINING)  
GAS CENTRAL HEATING  
OVERSIZE EN-SUITE SHOWER  
LANDSCAPED REAR GARDEN  
SOUGHT AFTER LOCATION  
MULTIPLE OFF ROAD PARKING  
NO ONWARD CHAIN







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Entrance Hall Cloakroom	Stairs to first floor. Front aspect obscure window. Low level WC and wash hand basin.
Sitting Room	19' 5" x 10' 0" (5.91m x 3.05m) access to garden.
Kitchen/Dining Room	20' 0" x 11' 5" (6.09m x 3.48m) reducing to 6' 2" (1.88m) to dining section. Well equipped kitchen with integrated appliances to includes built-in oven, gas hob and dishwasher. Understairs storage. Concealed gas fired central heating boiler.
First Floor Landing	
Bedroom 1	12' 0" x 10' 5" (3.65m x 3.17m)
En-Suite Shower Room	Front aspect obscure window. Low level WC, wash hand basin and walk-in shower enclosure.
Bedroom 2	11' 5" x 10' 0" (3.48m x 3.05m) plus door recess.
Bedroom 3	8' 10" x 7' 10" (2.69m x 2.39m)
Family Bathroom	7' 0" x 6' 0" (2.13m x 1.83m) Side aspect obscure window. Low level WC, wash hand basin and bath with overhead shower.
Outside	Attractive landscaped rear garden with patio, raised planters, storage shed with access to a driveway providing off road parking for up to three vehicles.

#### AGENTS NOTE

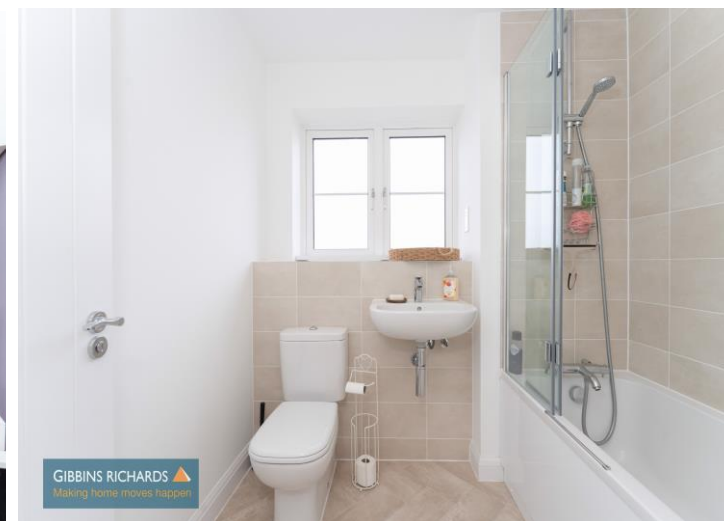
This property is subject to an annual fee of approximately £100.00 - £150.00 payable to Cricketer Farm (Nether Stowey) Management Company Limited towards ongoing maintenance and upkeep of the estate. Full details of this can be sought via your Legal Representative.



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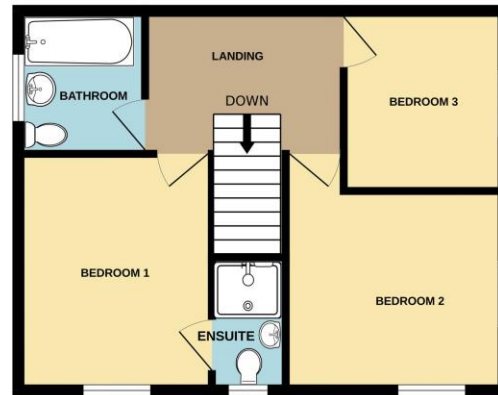
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GROUND FLOOR



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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