



GIBBINS RICHARDS   
Making home moves happen

1 Cole Close, Nether Stowey, Nr. Bridgwater TA5 1JU  
£375,000

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A most impressive detached executive style family home providing well appointed accommodation to include; entrance hall, cloakroom, sitting room, dining room, study, well equipped kitchen/breakfast room and separate utility. To the first floor are four first floor bedrooms (two with en-suites shower rooms) and family bathroom. Double garage and fully enclosed garden to rear.

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

An internal viewing is highly recommended to fully appreciate this sizeable detached executive home located on a small popular development on the outskirts of the favoured village of Nether Stowey. Within the village itself there are a number of day to day amenities to include popular primary school, village stores, pubs, village hall etc. There are also delightful walks across the picturesque Quantock Hills. Bridgwater town centre includes both M5 and intercity railway access is approximately seven miles distant.

SPACIOUS EXECUTIVE HOME  
THREE RECEPTION ROOMS  
FOUR BEDROOMS  
TWO EN-SUITE SHOWER ROOMS  
CLOAKROOM / FAMILY BATHROOM  
DOUBLE GARAGE  
PRIVATE REAR GARDEN  
GAS CENTRAL HEATING / DOUBLE GLAZING  
POPULAR LOCATION







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Entrance Hall	Stairs to first floor.
Cloakroom	Low level WC and wash hand basin.
Sitting Room	16' 2" x 13' 8" (4.92m x 4.16m) Access to rear garden.
Dining Room	11' 0" x 10' 10" (3.35m x 3.30m) Front aspect window.
Study	11' 0" x 6' 7" (3.35m x 2.01m) Side aspect window.
Kitchen/Breakfast Room	17' 8" x 9' 5" (5.38m x 2.87m) Front aspect window and French doors to garden. Integrated oven and gas hob, plumbing for dishwasher unit.
Utility Room	6' 9" x 5' 9" (2.06m x 1.75m) Door to garden.
First Floor Landing	Loft access via a pull down ladder. Airing cupboard.
Bedroom 1	14' 0" x 10' 5" (4.26m x 3.17m) Rear aspect window.
Dressing Area	With fitted wardrobes.
En-Suite Shower Room	Front aspect obscure window. Low level WC, wash hand basin and shower enclosure.
Bedroom 2	11' 0" x 9' 0" (3.35m x 2.74m) Front aspect window. Fitted wardrobes.
En-Suite Shower Room	Front aspect obscure window. Low level WC, wash hand basin and shower enclosure.
Bedroom 3	13' 8" x 9' 10" (4.16m x 2.99m) Dual aspect windows. Fitted wardrobes.
Bedroom 4	11' 0" x 6' 5" (3.35m x 1.95m) Side aspect window. Fitted wardrobes.
Family Bathroom	Side aspect obscure window. Low level WC, wash hand basin and bath.
Outside	To the side of the property there is a DOUBLE GARAGE with electric remote control roller doors containing the gas fired central heating boiler. Access door to a fully enclosed and private rear garden containing summerhouse and shed. Lawn and decking area.



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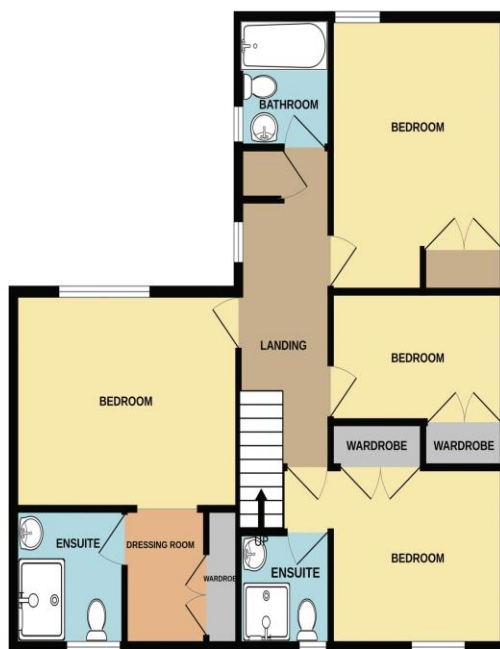
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GROUND FLOOR



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.  
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