



GIBBINS RICHARDS 
Making home moves happen

19 Oak Road, Nether Stowey, Nr. Bridgwater TA5 1NU
£275,000

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An extended three/four bedroom semi-detached property occupying corner plot gardens and boasting gas centrally heated accommodation. Entrance lobby, sitting/dining room, re-fitted kitchen, downstairs bedroom/study, utility and wet room. Three bedrooms and bathroom to first floor. Ample off road parking. Enclosed west facing private garden to rear. NO ONWARD CHAIN.

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

This extended three/four bedroom property occupies a pleasant cul-de-sac position within the popular Quantock village of Nether Stowey. The village itself offers a day to day range of amenities to include a primary school, medical centre, shops, stores, pub and boasts delightful walks around the picturesque Quantock Hills. The property itself benefits from a most useful ground floor annexe room containing a bedroom, utility area and wet room. The kitchen has been re-fitted to incorporate a number of built-in appliances. Overall the vendor's agents have no hesitation in recommending an internal inspection of this well presented and cared for village home.

- EXTENDED ACCOMMODATION
- RE-FITTED KITCHEN
- GROUND FLOOR BEDROOM / STUDY
- WET ROOM
- THREE FIRST FLOOR BEDROOMS
- FIRST FLOOR BATHROOM
- CUL-DE-SAC LOCATION
- AMPLE OFF ROAD PARKING
- NO ONWARD CHAIN





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Entrance Lobby
Sitting/Dining Room

Cloaks/Storage cupboard.
18' 5" x 14' 2" (5.61m x 4.31m) (max) Front aspect bay window. Fireplace surround containing electric convector fire. Stairs to first floor with understairs recess.

Kitchen

13' 5" x 8' 5" (4.09m x 2.56m) (Re-fitted in 2018)
Attractive range of floor and wall cupboard units with built-in appliances to include double 'Zanussi' oven, four ring gas hob, slimline dishwasher unit. Built-in fridge/freezer. Larder cupboard unit, door to rear garden.

Inner Lobby
Bedroom 4/Study
Utility Area

Door to bedroom 4/sitting room.
8' 10" x 6' 10" (2.69m x 2.08m) Patio doors to garden. With plumbing for washing machine. Space for undercounter fridge and door to wet room.

Wet Room
First Floor Landing

Loft access via ladder containing gas fired central heating boiler.

Bedroom 1

11' 10" x 10' 10" (3.60m x 3.30m) with fitted mirror wardrobes.

Bedroom 2

9' 10" x 7' 5" (2.99m x 2.26m) with fitted wardrobe and drawer units.

Bedroom 3

7' 5" x 7' 6" (2.26m x 2.28m) with over stairs storage cupboard.

Bathroom
Outside

6' 7" x 5' 7" (2.01m x 1.70m)
To the front of the property there is a level lawn with bordering shrubs and wide paviour driveway providing ample off road parking and further gravelled area and small grass section. Side gate leads through to a fully enclosed rear garden which benefits from a westerly facing aspect with lean-to covered patio area, level lawn, bordering shrubs and plants, potting shed, side access gate. The garden benefits from not being overlooked from its rear elevation.



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GROUND FLOOR



FIRST FLOOR



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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.

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