



GIBBINS RICHARDS   
Making home moves happen

21 Meadow Close, Nether Stowey, Nr. Bridgwater TA5 1LY  
£300,000

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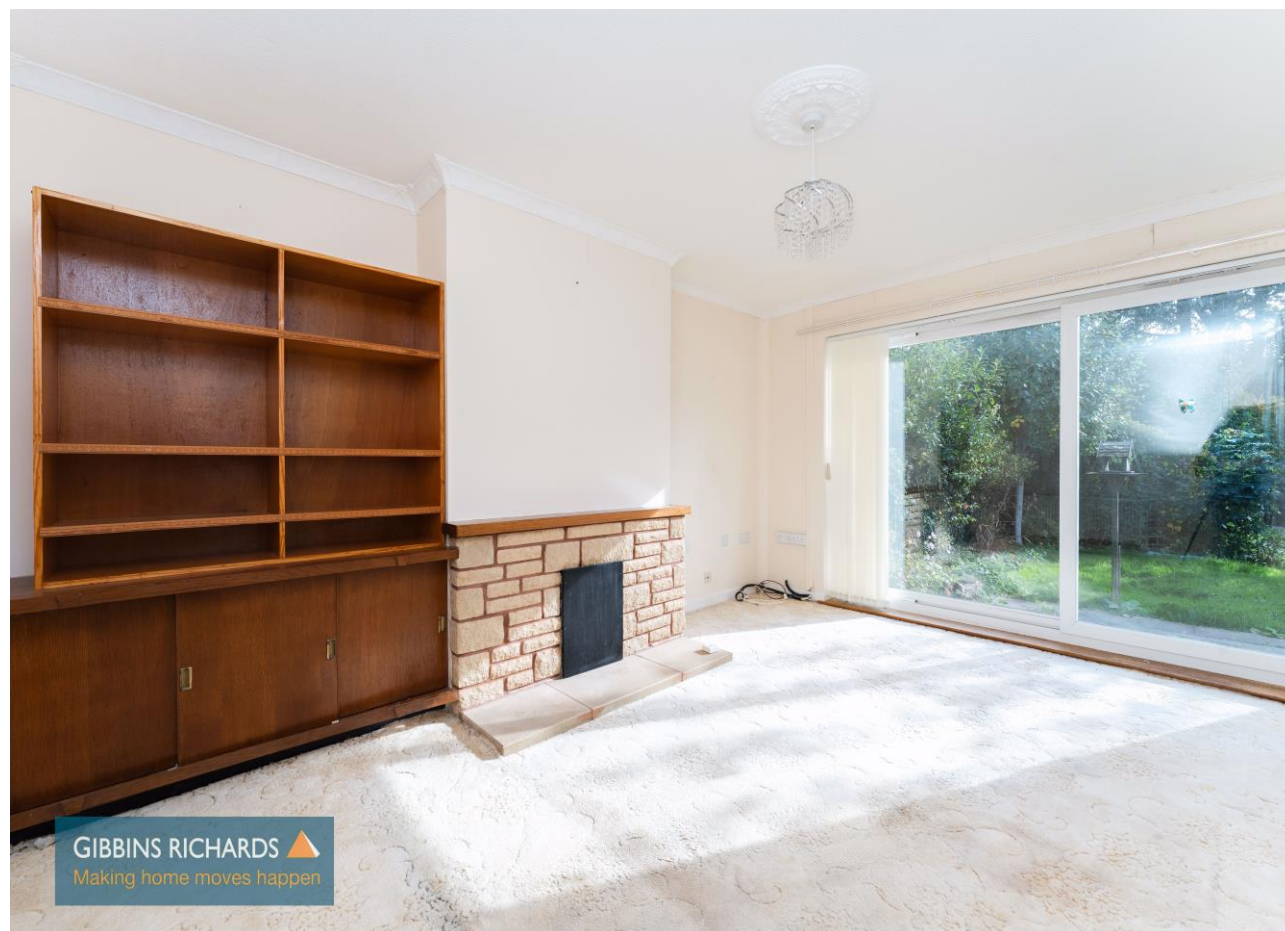
**\*\* AVAILABLE WITH NO ONWARD CHAIN \*\***

Nestled in a cul-de-sac position within the popular village of Nether Stowey is this three bedroom semi-detached bungalow. The property benefits from oil fired central heating and fully double glazed, private and enclosed rear garden and single garage. The accommodation comprises in brief of entrance hallway, sitting room, kitchen, separate utility room, dining room, three bedrooms, family bathroom and separate WC.

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

Nether Stowey is a thriving village on the edge of the Quantock Hills an Area of Outstanding Natural Beauty, offering a strong sense of community along with everyday amenities including a village shop, post office, pub, primary school, medical centre, and tearooms. With miles of countryside walks on the doorstep, it's the perfect setting for modern country living with easy access to Bridgwater, Taunton, and the M5.

POPULAR VILLAGE LOCATION  
SEMI DETACHED BUNGALOW  
THREE BEDROOMS  
TWO RECEPTION ROOMS  
FULLY DOUBLE GLAZED  
OIL FIRED CENTRAL HEATING  
PRIVATE & ENCLOSED REAR GARDEN  
SINGLE GARAGE  
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES  
NO ONWARD CHAIN



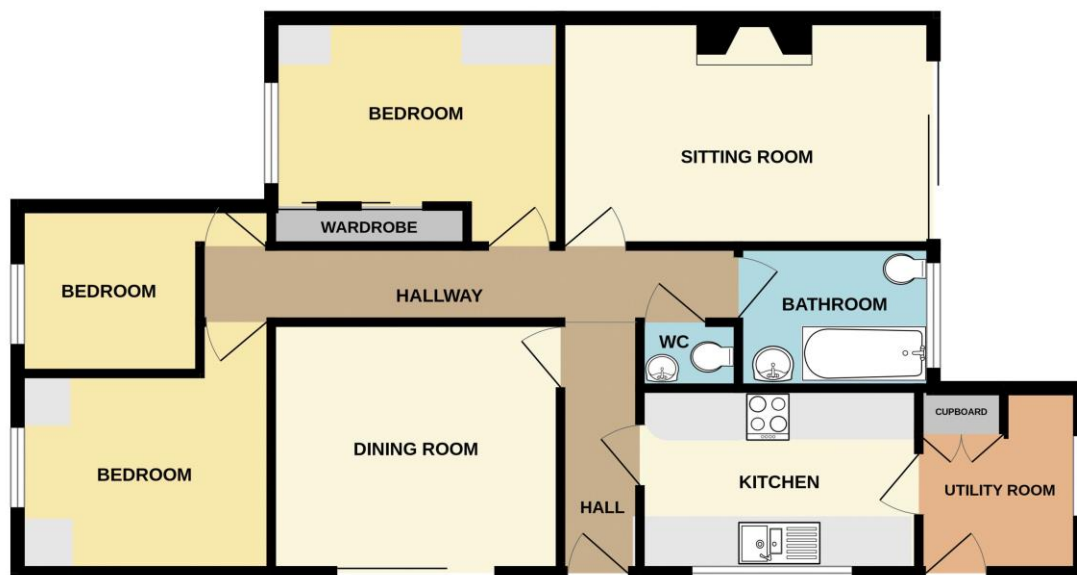


Entrance Hall	Door to;
Kitchen	11' 6" x 7' 8" (3.51m x 2.33m) Side aspect window. Fitted low and eye level units. Integrated electric oven and hob. Space and plumbing for washing machine.
Utility Room	7' 8" x 6' 8" (2.33m x 2.03m) Rear aspect window. Fitted storage cupboards. Oil central heating boiler.
Sitting Room	15' 5" x 9' 5" (4.69m x 2.88m) Rear aspect sliding patio doors. Feature fireplace.
Dining Room	11' 11" x 10' 5" (3.64m x 3.17m) Side aspect sliding patio doors.
Bedroom 1	11' 11" x 9' 5" (3.64m x 2.88m) Front aspect window. Fitted in a range of built-in wardrobes and storage units.
Bedroom 2	10' 6" x 10' 5" (3.19m x 3.17m) Front aspect window. Built-in wardrobes and storage units.
Bedroom 3	10' 6" x 6' 11" (3.19m x 2.11m) Front aspect window.
Family Bathroom	8' 0" x 5' 10" (2.45m x 1.79m) Rear aspect obscure window. Low level WC, wash hand basin and bath with electric shower over.
Separate WC	4' 1" x 2' 9" (1.24m x 0.83m) Low level WC and wash hand basin.
Outside	To the front is an area of lawn with side access gate leading to the private and fully enclosed rear garden. The rear garden is predominantly laid to lawn with patio sections. Greenhouse. Running alongside one of the side boundaries is a pleasant stream.
Single Garage	Up and over door to front.





## GROUND 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 £40 + VAT (£48) **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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