



GIBBINS RICHARDS 
Making home moves happen

6 Cole Close, Nether Stowey, Nr. Bridgwater TA5 1JU
£350,000

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A well proportioned and modern four bedroom detached house located within the popular village of Nether Stowey. The property benefits from UPVC double glazing throughout, fully landscaped rear garden, off road parking and single garage. The accommodation comprises in brief; entrance hallway, sitting room, conservatory, cloakroom, kitchen/dining room, separate utility room, four first floor bedrooms (master with en-suite shower room) and family bathroom.

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

Nether Stowey is a sought after village which is nestled on the edge of the picturesque Quantock Hills. There is a good range of facilities within the village including primary school, shops, pubs, historic church, fire station, convenience stores and grocers. Bridgwater town centre is approximately 8.5 miles which includes M5 motorway access, whilst the picturesque West Somerset railway can be found at Williton.

POPULAR VILLAGE LOCATION ON THE EDGE OF THE QUANTOCK HILLS
FOUR FIRST FLOOR BEDROOMS
DETACHED HOUSE
EN-SUITE SHOWER ROOM / GROUND FLOOR CLOAKROOM / FAMILY BATHROOM
UPVC DOUBLE GLAZED
SINGLE GARAGE / OFF ROAD PARKING
FULLY LANDSCAPED REAR GARDEN
CONSERVATORY
IDEAL FAMILY HOME
OWNED SOLAR PANELS





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Entrance Hallway	Leading to sitting room, cloakroom and kitchen/diner.
Cloakroom	5' 11" x 2' 11" (1.8m x 0.9m) WC and wash basin.
Sitting Room	18' 4" x 12' 6" (5.6m x 3.8m) French doors leading to conservatory. Side and front aspect windows.
Kitchen/Diner	Dining Area - 9' 6" x 9' 2" (2.9m x 2.8m) Front and side aspect windows. Kitchen Area - 14' 5" x 7' 7" (4.4m x 2.3m) Rear aspect window. Leading to utility area. Gas hob, electric cooker. Built-in dishwasher.
Utility Area	7' 10" x 5' 3" (2.4m x 1.6m) Door to conservatory. Plumbing for washing machine. Sink.
Conservatory	16' 5" x 7' 10" (5.m x 2.4m) Door to rear garden.
First Floor Landing	Doors to four bedrooms and family bathroom. Rear aspect window. Airing cupboard. Hatch to loft.
Bedroom 1	11' 6" x 9' 10" (3.5m x 3.m) Front and side aspect windows. Built-in wardrobe.
En-Suite Shower Room	4' 11" x 4' 3" (1.5m x 1.3m) WC, wash basin and walk-in shower.
Bedroom 2	12' 6" x 10' 10" (3.8m x 3.3m) (max) Front aspect window.
Bedroom 3	9' 2" x 7' 3" (2.8m x 2.2m) Rear aspect window.
Bedroom 4	9' 2" x 6' 3" (2.8m x 1.9m) Rear aspect window.
Family Bathroom	WC, wash basin and bath.
Outside	To the side of the property there is off road parking and SINGLE GARAGE. Fully enclosed private landscaped rear garden.

AGENTS NOTE

We have been informed that the solar panels are owned, and further information can be sought via your legal representative.



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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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