



GIBBINS RICHARDS 
Making home moves happen

3 Cricketer Drive, Nether Stowey, Nr. Bridgwater TA5 1DN
£315,000

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Three bedroom semi-detached town house * Popular village * Garage & Parking *
Ideal family home * NHBC warranty remaining

A beautifully presented three bedroom, three storey semi-detached town house. This property was constructed by Strongvox Homes in last few years and still benefits from the remainder of its NHBC warranty. The internal accommodation is beautifully presented throughout and comprises in brief; entrance hall, ground floor WC, living/dining room, modern fitted kitchen. To the first floor a landing leads to two bedrooms and family bathroom, with a master bedroom and en-suite located on the top floor. The accommodation is fully UPVC double glazed and warmed by mains gas fired central heating.

The Cricketer Drive development lies on the edge of the popular village of Nether Stowey which offers a good range of local shops and amenities. Bridgwater town lies approximately six and half miles distant and offers a much wider range of shopping, leisure and financial amenities as well as easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station. The property is also within easy access to Taunton and Minehead.

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

Total floor area - 1133 sq.ft (105.2 sq.m) approx.
NHBC warranty remaining
Garage / Off road parking
Pleasant position on edge of estate
Karndean flooring to the ground floor and master bedroom
Beautifully presented throughout
Three double bedrooms
Modern kitchen & sanitary fitments
Walking distance to village amenities



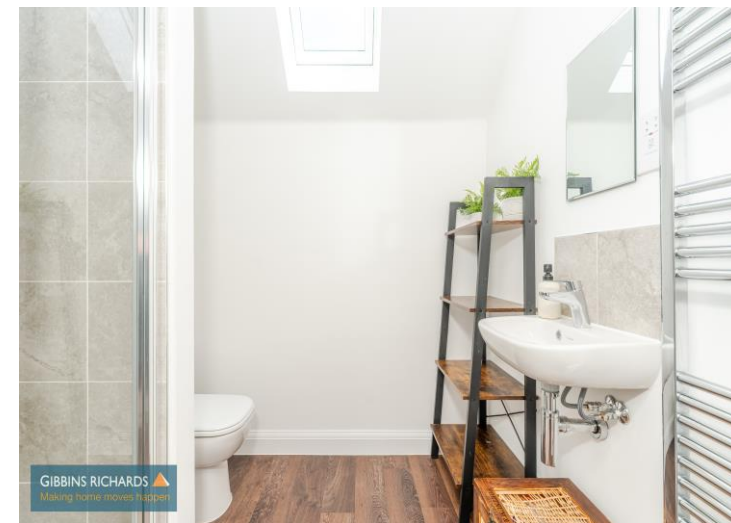
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Entrance Hall
Cloakroom 13' 8" x 3' 10" (4.16m x 1.17m) Stairs to first floor.
6' 3" x 3' 2" (1.90m x 0.96m) Front aspect obscure window.
Low level WC and wash hand basin.

Kitchen/Dining Area 13' 2" x 8' 4" (4.01m x 2.54m) Front aspect window. Fitted with a modern range of matching eye and low level units, wall mounted Vaillant combination gas boiler. Integrated Zanussi electric oven and four ring gas hob over, integrated dishwasher, space and plumbing for washing machine.

Living Area 16' 2" x 13' 1" (4.92m x 3.98m) Double opening doors and windows providing aspect and access to rear garden. Door to understairs storage cupboard.

First Floor Landing Doors to two bedrooms, bathroom and storage cupboard.
Stairs continuing to second floor.

Bedroom 2 16' 3" x 12' 2" (4.95m x 3.71m) (max) Two rear aspect windows.

Bedroom 3 13' 11" x 9' 1" (4.24m x 2.77m) (max) Front aspect window.

Family Bathroom 6' 9" x 6' 2" (2.06m x 1.88m) Front aspect obscure window.
Low level WC, wash hand basin and bath with shower attachment. Heated towel rail.

Second Floor Landing
Bedroom 1 14' 2" x 12' 6" (4.31m x 3.81m) Front aspect window. Hatch to loft. Built-in wardrobes.

En-Suite Shower Room 7' 2" x 6' 2" (2.18m x 1.88m) Sky light window. Low level WC, wash hand basin and enclosed shower cubicle with chrome shower and additional monsoon head. Heated towel rail.

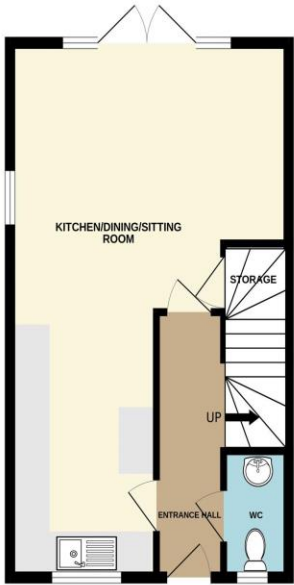
Garage 19' 8" x 10' 9" (5.99m x 3.27m) With mains lighting and power and vehicular up and over door. Driveway to the side providing off road parking.

Outside The rear garden measures approximately - 24' (7.31m) in length by 18' (5.48m) in width, and is fully enclosed by timber fencing and brick wall to all sides. There is an area of lawn and paved patio area adjoining the property providing pleasant seating space. There is also a pedestrian timber gate leading to driveway, outside lighting, outside tap.

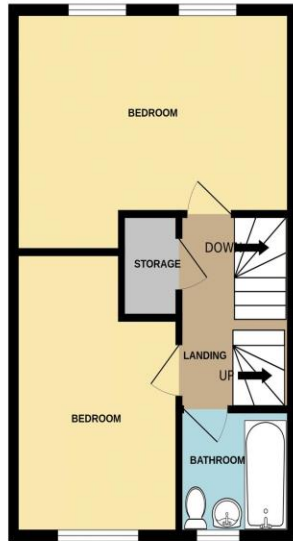
AGENTS NOTE
There will be an Estate Management fee to pay, although the final details of this are still being clarified. Full information on this should be sought via your Legal Representative.



GROUND FLOOR
419 sq.ft. (39.0 sq.m.) approx.



FIRST FLOOR
413 sq.ft. (38.3 sq.m.) approx.



SECOND FLOOR
301 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 1133 sq.ft. (105.2 sq.m.) approx.

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.



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