



GIBBINS RICHARDS 
Making home moves happen

5 Cricketer Drive, Nether Stowey, Nr. Bridgwater TA5 1DN
£290,000

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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 shower room, 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.

No onward chain

Three bedroom, three storey town house

Popular village location

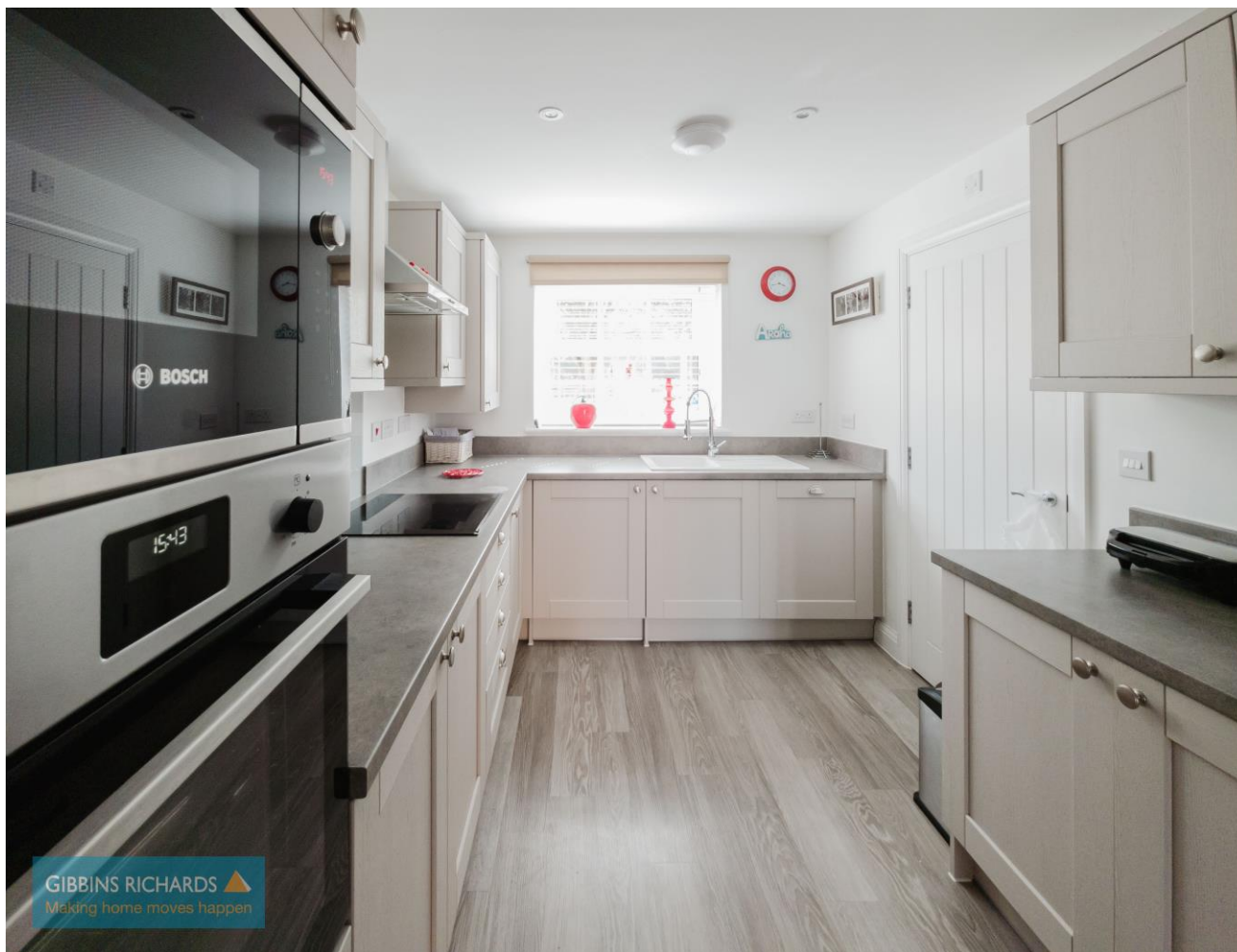
Garage / Off road parking

Gas central heating

Well presented throughout

Walking distance to village amenities





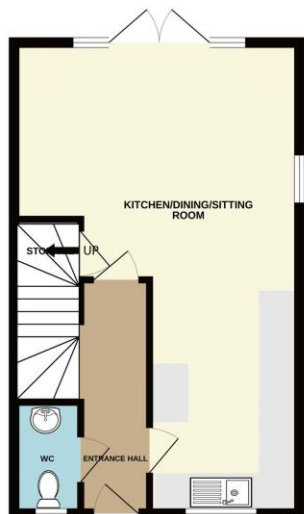
Entrance Hall WC	Stairs to first floor. 6' 3" x 3' 2" (1.90m x 0.96m) Low Level WC and wash hand basin.
Kitchen/Dining Area	13' 2" x 8' 4" (4.01m x 2.54m) Front aspect window. Fitted in a modern range of matching floor and wall cupboard units with integrated appliances.
Living Area	16' 2" x 13' 1" (4.92m x 3.98m) Rear aspect windows with double opening French doors to rear garden, Understairs storage cupboard.
First Floor Landing	Stairs continuing to second floor. Doors to two bedrooms and family shower room. Storage cupboard.
Bedroom 2	16' 3" x 12' 2" (4.95m x 3.71m) Two rear aspect windows.
Bedroom 3	13' 11" x 9' 1" (4.24m x 2.77m) Front aspect window.
Family Shower Room	6' 9" x 6' 2" (2.06m x 1.88m) Front aspect window. Low level WC, wash hand basin and walk-in shower enclosure.
Second Floor Landing	
Bedroom 1	14' 2" x 12' 6" (4.31m x 3.81m) Front aspect window. Built-in wardrobes. Door to;
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.
Outside	To the rear is a fully enclosed low maintenance garden laid to gravel and paving for ease of maintenance. Rear access gate.
Single Garage	With off road parking to the front.

AGENTS NOTE

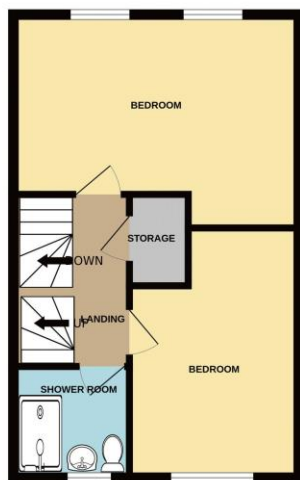
Please note, there will be an Estate Management fee to pay, although the final details of this are still being clarified. Full information on this should be sought via your Legal Representative.



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.



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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