



GIBBINS RICHARDS 
Making home moves happen

21 Pooles Close, Nether Stowey, Nr. Bridgwater TA5 1LZ
£327,500

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A spacious four bedroom family home located in a small cul-de-sac within this popular village which lies on the edge of the picturesque Quantock Hills. The accommodation in brief; entrance hall, cloakroom, sitting room, spacious kitchen/dining room, conservatory, utility room, four first floor bedrooms and bathroom. Driveway, integral garage and fully enclosed rear garden.

Tenure: Freehold / Energy Rating: D / Council Tax Band: D

This spacious linked detached family home provides well appointed accommodation with the benefit of a spacious kitchen/dining room, useful conservatory addition and separate utility. The rear garden benefits from a sunny south westerly facing aspect and includes a useful block and brick built work shed. Nether Stowey is a sought after village which is nestled on the edge of the picturesque 'Quantock Hills - an area of outstanding natural beauty'. Within the village there are a range of day to day amenities including general stores, pub, popular primary school, medical centre and fire station. Bridgwater town centre is approximately seven miles distant and provides a wealth of shopping and leisure facilities including both M5 motorway and railway access.

- POPULAR VILLAGE
- TWO RECEPTION ROOMS
- CONSERVATORY
- UTILITY ROOM
- FOUR BEDROOMS
- GARAGE / DRIVEWAY
- SOUTH WEST FACING REAR GARDEN





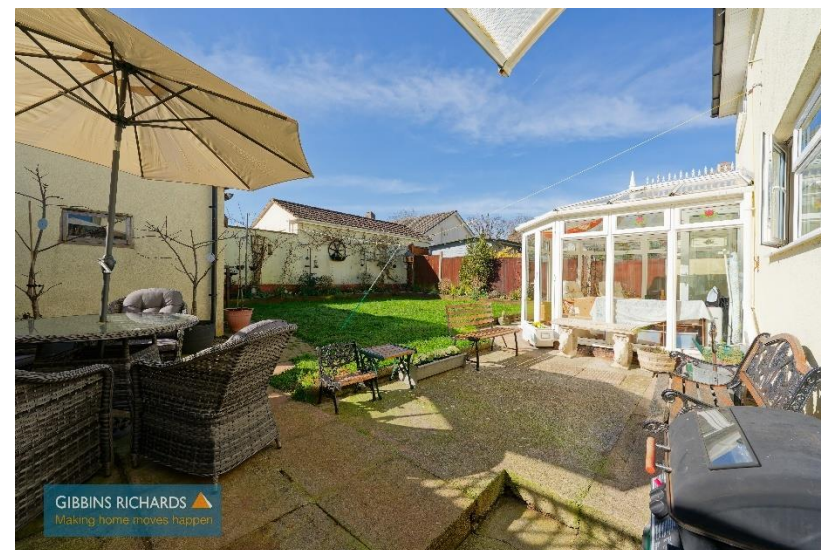
Entrance Hall	
Cloakroom	WC and wash hand basin.
Sitting Room	17' 6" x 11' 5" (5.33m x 3.48m)
Kitchen/Dining Room	24' 9" x 10' 5" (7.54m x 3.17m) with 'Range' recess.
Conservatory	11' 10" x 8' 10" (3.60m x 2.69m)
Utility Room	11' 8" x 8' 2" (3.55m x 2.49m) with access to rear garden and garage.
First Floor Landing	
Bedroom 1	12' 5" x 10' 10" (3.78m x 3.30m)
Bedroom 2	11' 0" x 9' 0" (3.35m x 2.74m)
Bedroom 3	9' 8" x 8' 8" (2.94m x 2.64m) with two storage cupboards.
Bedroom 4	8' 8" x 8' 0" (2.64m x 2.44m)
Bathroom	8' 0" x 6' 5" (2.44m x 1.95m)
Outside	Ornamental gravelled front garden with driveway leading to an integral garage. The rear garden is fully enclosed with level lawn, courtyard patio and useful block and brick built work shed with light and power.
Garage	16' 10" x 8' 6" (5.13m x 2.59m) with light and power. Door to utility room.





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 £30 + VAT (£36) **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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