



3 Fox Way, Nether Stowey, Nr. Bridgwater TA5 1PF

£316,500

GIBBINS RICHARDS   
Making home moves happen



A four bedroom detached family home located in this sought after village. The property boasts replacement double glazing, upgraded central heating system, double glazed conservatory addition and a private rear garden. The accommodation; entrance hall with stairs to first floor, cloakroom, sitting/dining room, kitchen/breakfast room, conservatory, four first floor bedrooms and bathroom. Driveway, garage and enclosed rear garden.

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

This pleasantly located detached property provides well appointed accommodation which has been enhanced in recent years to include an up-graded central heating system, replacement double glazing (approximately two years old), 'Anglian' double glazed conservatory as well as a multi-fuel burning stove. We understand from our vendor that the loft and cavity walls are fully insulated. 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.

FOUR BEDROOM DETACHED PROPERTY  
CUL-DE-SAC LOCATION  
RECENTLY REPLACED CENTRAL HEATING BOILER  
DOUBLE GLAZED WINDOWS  
CONSERVATORY ADDITION  
PRIVATE REAR GARDEN  
SHORT WALK TO VILLAGE AMENITIES  
DRIVEWAY / GARAGE







Entrance Hall  
Cloakroom  
Sitting/Dining Room

Kitchen/Breakfast Room

Conservatory

First Floor Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bedroom 4/Study

Bathroom

Outside

Stairs to first floor. Understairs storage. WC and wash basin. Heated towel rail.  
21' 10" x 9' 0" (6.65m x 2.74m) extending to 11' 5" (3.48m) to dining area. Feature multi-fuel burning stove. Patio doors to conservatory.  
16' 0" x 8' 10" (4.87m x 2.69m) with built-in electric oven and gas hob. Worcester gas fired combination boiler (installed in June 2023). Integrated washing machine. Access to rear garden.  
12' 0" x 8' 0" (3.65m x 2.44m) Constructed by 'Anglian' windows with a glass sloping roof.  
Linen cupboard. Access to loft space which is believed to be fully insulated.  
11' 5" x 11' 0" (3.48m x 3.35m) Wardrobe recess.  
10' 8" x 9' 2" (3.25m x 2.79m)  
9' 10" x 7' 2" (2.99m x 2.18m)  
8' 2" x 7' 0" (2.49m x 2.13m) With built-in desk/storage unit with shelving above, built-in bunk unit.  
7' 0" x 5' 5" (2.13m x 1.65m) Panelled bath with electric shower and screen, wash basin, WC and towel radiator.  
To the front of the property there is a driveway leading to garage. The rear garden benefits from a good degree of privacy and has been well maintained, benefitting from lawn, patio, various fruit trees including apple, cherry and pear. Pergola seating section and vegetable/herb bed.





GROUND FLOOR  
707 sq.ft. (65.7 sq.m.) approx.



1ST FLOOR  
449 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA: 1156 sq.ft. (107.4 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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