

Bannesson Road  
Nether Stowey  
Bridgwater  
TA5 1NW



**JOSEPH CASSON**  
the estate agency your home deserves





£275,000



- Spacious Semi-Detached Property
  - Three Bedroom
  - One Bathroom
  - Lounge/Diner
  - Kitchen
  - Conservatory
  - Utility Room & WC
  - Two Garages
  - Gated Driveway
  - No Onward Chain

NO ONWARD CHAIN. Discover this spacious semi-detached home featuring three bedrooms, a lounge/diner, kitchen, conservatory, and an attached garage with a utility room and WC.

Enjoy gardens at the front, side, and rear, along with driveway access to another metal garage.

Situated in the picturesque village of Nether Stowey, you'll enjoy easy access to local amenities and the stunning Quantock Hills—an Area of Outstanding Natural Beauty.

## ACCOMMODATION

This gas centrally heated, double-glazed accommodation briefly comprises: an entrance hall, lounge/diner, kitchen, conservatory, attached garage with WC, and utility room. Upstairs, there are three bedrooms and a bathroom. Outside, there are lawned gardens to the front, side, and rear aspects, another garage (metal construction), and a gated driveway.

## LOCATION

The historic village of Nether Stowey has many facilities, including a library, shop, restaurant, butchers, three public houses and Quantock Medical Centre.

The Quantock Hills offer a wide range woodland and moorland walks. Slightly further away, the bustling market town of Bridgwater offers a wider range of amenities and has excellent transport links to the M5 motorway and mainline rail link.

## ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: No

EPC Rating:

Council Tax Band: C

## UTILITIES

Water supply: Mains

Sewerage: Mains

Electricity Supply: Mains

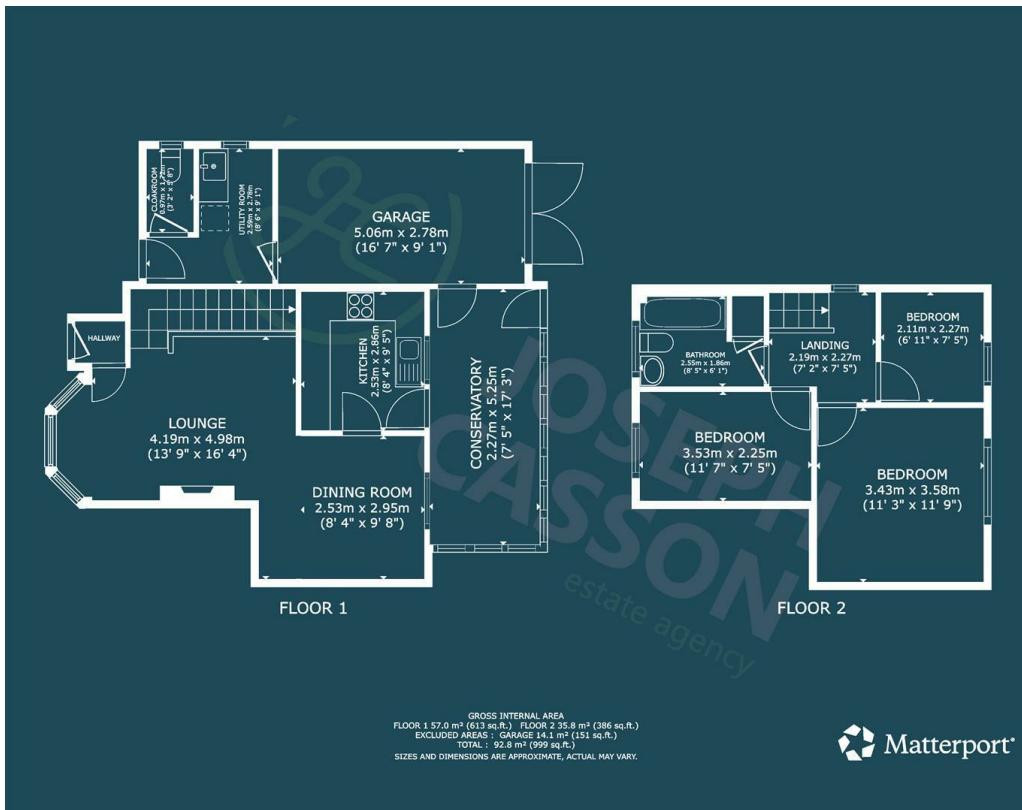
Mains Gas Supply: Yes

Central Heating: Yes - Gas

## FLOODING

No Flooding in the last 5 years. Flood Information: [flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)





## BROADBAND & MOBILE COVERAGE

For an indication of specific speeds and supply or coverage in the area, we recommend that potential buyers use the Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

## Council Tax Band

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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