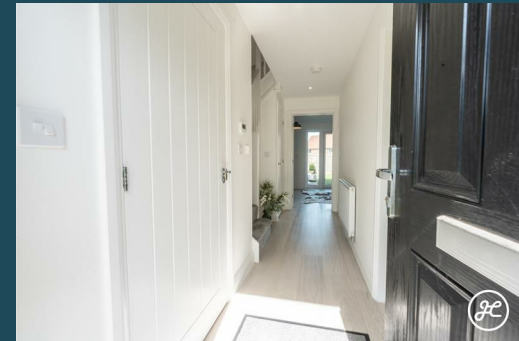


Malherbie Road
Nether Stowey
Bridgwater
TA5 1EP



JOSEPH CASSON
the estate agency your home deserves





£330,000

- Modern Detached Property
 - Constructed in 2022
 - NO ONWARD CHAIN
 - Three Bedrooms
- Two Bathrooms and Cloakroom
 - Lounge
 - Kitchen/Diner
- Enclosed Rear Garden
 - Garage & Driveway
- 10 Year Structural Warranty

This attractive, nearly new three-bedroom detached home, built in 2022 by Strongvox Homes, occupies a prime position at the entrance to the Cricketers Farm development on the outskirts of Nether Stowey.

ACCOMMODATION

This double-glazed and gas centrally heated home briefly comprises an entrance hallway, cloakroom, kitchen/diner, and lounge to the ground floor. From the first-floor landing there are three bedrooms, including a primary bedroom with en-suite shower room, along with a family bathroom.

Outside, the property overlooks a pleasant green space and features a small front garden, a garage and driveway to the side, and an enclosed rear garden that is predominantly laid to lawn.

Available with NO ONWARD CHAIN

LOCATION

Set within Cricketers Farm, a contemporary development on the edge of Nether Stowey, this location enjoys a superb position at the foot of the Quantock Hills and within easy reach of Taunton, Bridgwater, and the coast.

Nether Stowey offers excellent village amenities, including a shop, library, restaurant, butcher's, three pubs, and the Quantock Medical Centre. The surrounding Quantock Hills provide extensive woodland and moorland walks, while nearby Bridgwater offers wider facilities and strong transport links to the M5 and mainline rail services.

ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: £381.45 per annum - awaiting written confirmation.

EPC Rating: B

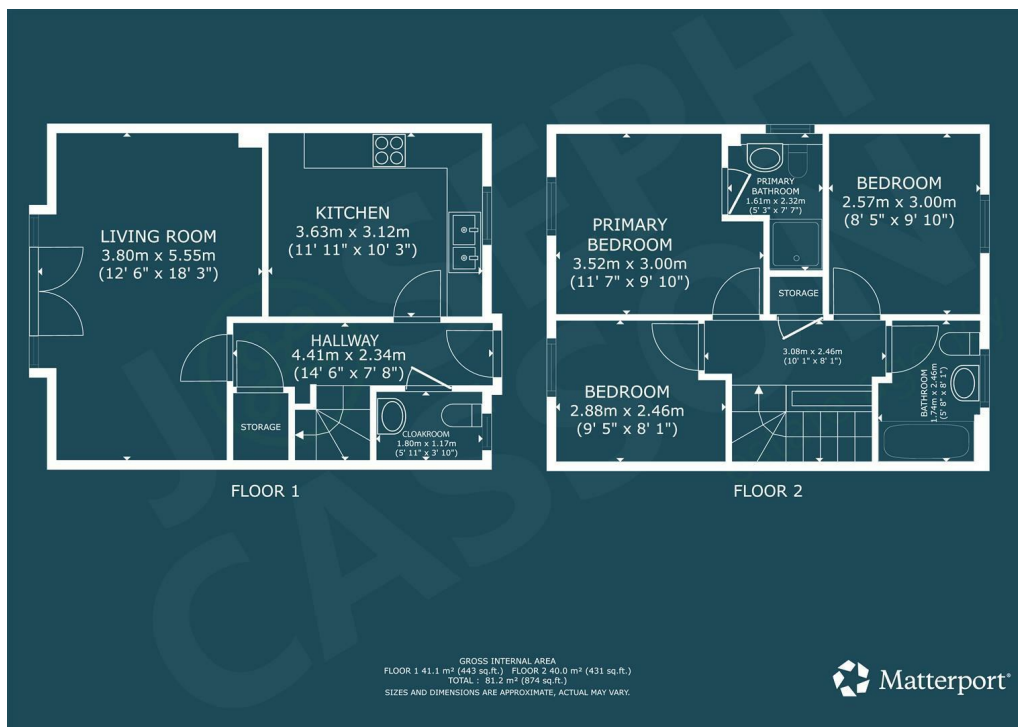
Council Tax Band: D

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

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:

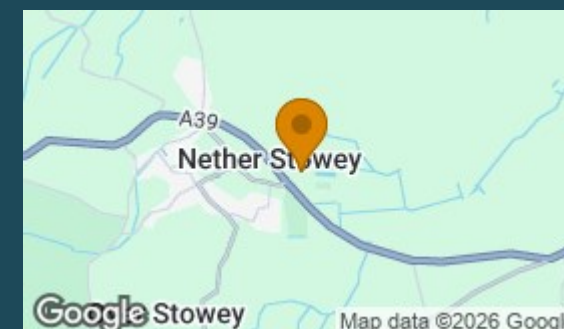
checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Council Tax Band

D

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		
Not energy efficient - higher running costs		
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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