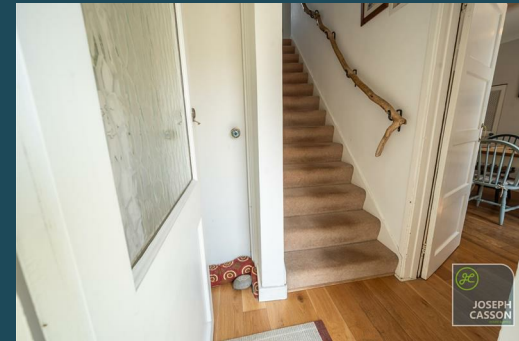


Northfields Close
Stogursey
Bridgwater
TA5 1QY







£300,000

- Extended 1950's Semi-Detached Property
 - Four Bedrooms
 - Two Bathrooms
 - Three Reception Rooms
 - Kitchen/Diner
 - Cloakroom
- Enclosed Wraparound Gardens
 - PV Solar Panels
 - Double Glazing
- Parking On Own Driveway

An attractive 1950s semi-detached family home which has been extended to provide spacious and versatile accommodation, enjoying a countryside setting on the outskirts of the picturesque village of Stogursey.

Overall, the property offers four bedrooms, two bathrooms, three reception rooms, a fitted kitchen/dining room, and a ground-floor cloakroom, making it ideally suited to modern family living.

Outside, the property benefits from mature, enclosed gardens extending to the front, side and rear, together with off-road parking on its own driveway. The property also benefits from PV solar panels, helping to improve energy efficiency and reduce running costs.

ACCOMMODATION

This double-glazed, electrically heated property, which also benefits from PV solar panels, briefly comprises an entrance hallway, kitchen/dining room, lounge with wood-burning stove, sun lounge, study (currently utilised as a fifth bedroom) and cloakroom to the ground floor.

To the first floor are four bedrooms, including a principal bedroom with an en-suite shower room, together with a family bathroom.

Outside, the property benefits from off-road parking on its own driveway and mature, enclosed wrap-around gardens extending to three sides of the property.

LOCATION

Stogursey is a picturesque village in north-west Somerset, situated approximately 3 miles from the A39, 9 miles from Bridgwater, and nestled between the Quantock Hills and the Somerset coast.

The village enjoys a thriving community and offers a range of local amenities, including a historic church, the remains of a moated castle, a post office/shop, a primary school, village hall, and a popular public house.

Hinkley Point C is also conveniently accessible from the village, either by car or via the dedicated HPC bus service, making Stogursey an attractive location for both families and professionals alike.

ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: None

EPC Rating: D

Council Tax Band: B

UTILITIES

Water supply: Mains

Sewerage: Mains

Electricity Supply: Mains

Mains Gas Supply: No

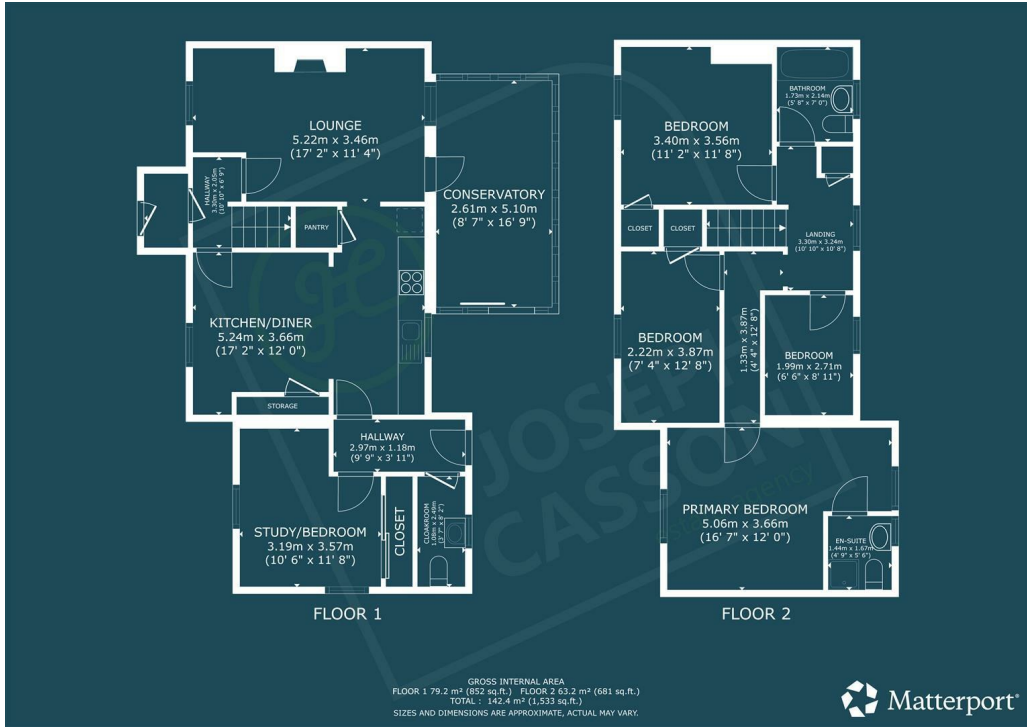
Central Heating: No - Electric Heaters

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

PLANNING MATTERS

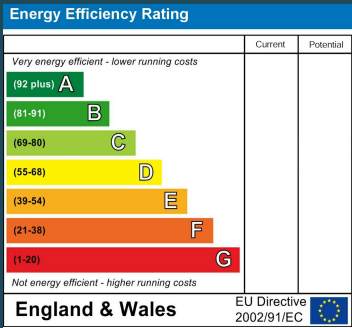
Prospective purchasers should be aware that a planning application has been registered for the erection of 27 dwellings on land to the north of Northfields Close (Land off Shurton Lane, Stogursey).

We understand that previous applications for residential development on this site have been refused, including dismissal at appeal. Further information can be obtained from Somerset Council's planning portal under application reference 3/32/20/003 (formerly West Somerset Council).

Interested parties are advised to make their own enquiries regarding the current status of any planning applications and proposals affecting the surrounding area.

Council Tax Band

B



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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