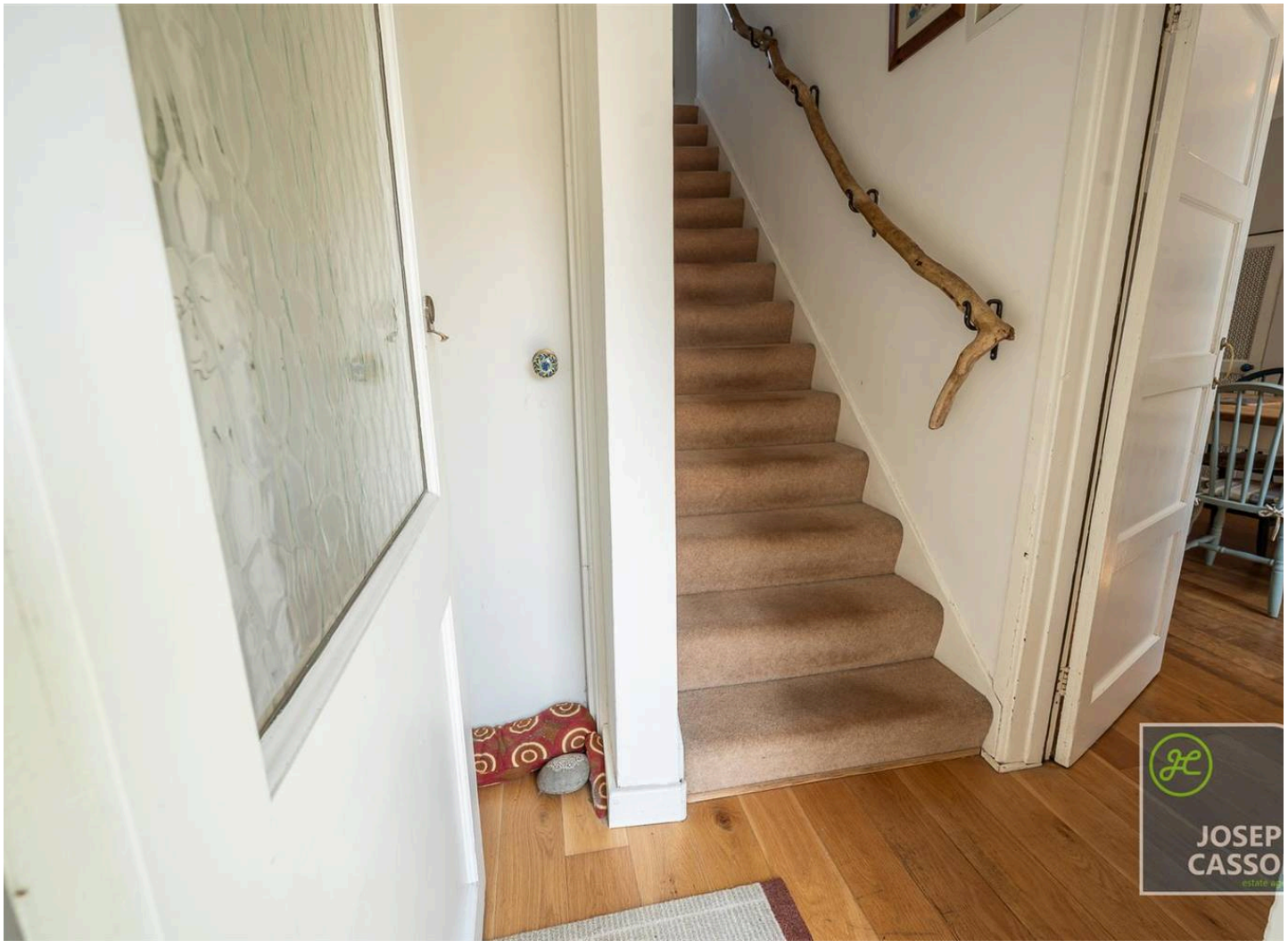


12 Northfields Close, Stogursey - TA5 1QY

£300,000









12 Northfields Close

Stogursey, Bridgwater

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

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 Sto...
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: B

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.

Council Tax band: B

Tenure: Freehold

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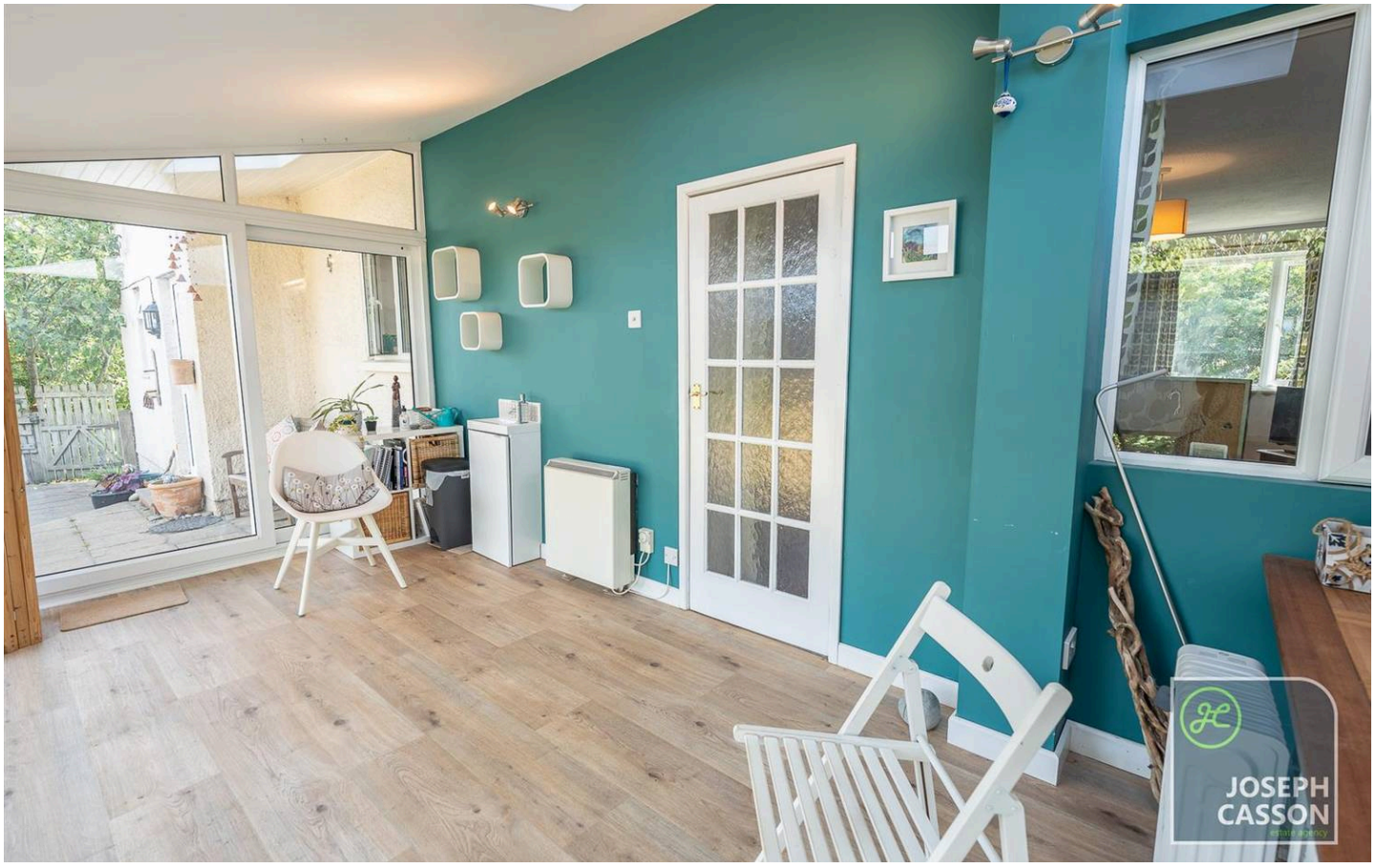






ACCOMMODATION

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.

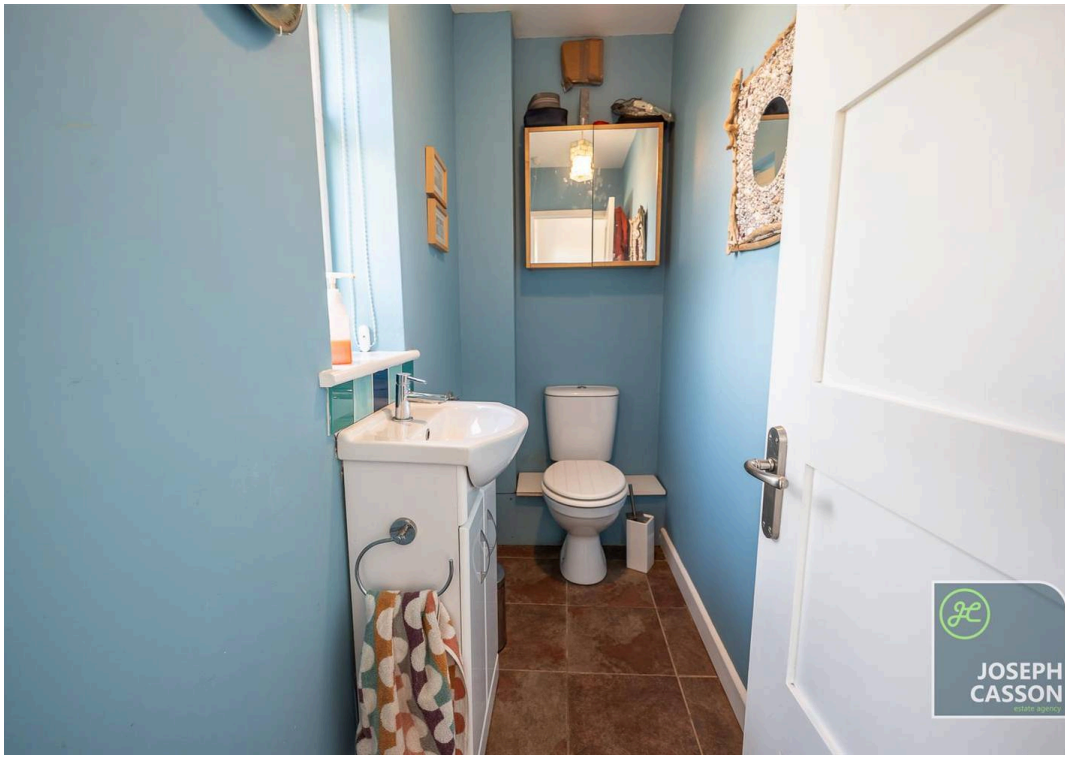
LOCATION

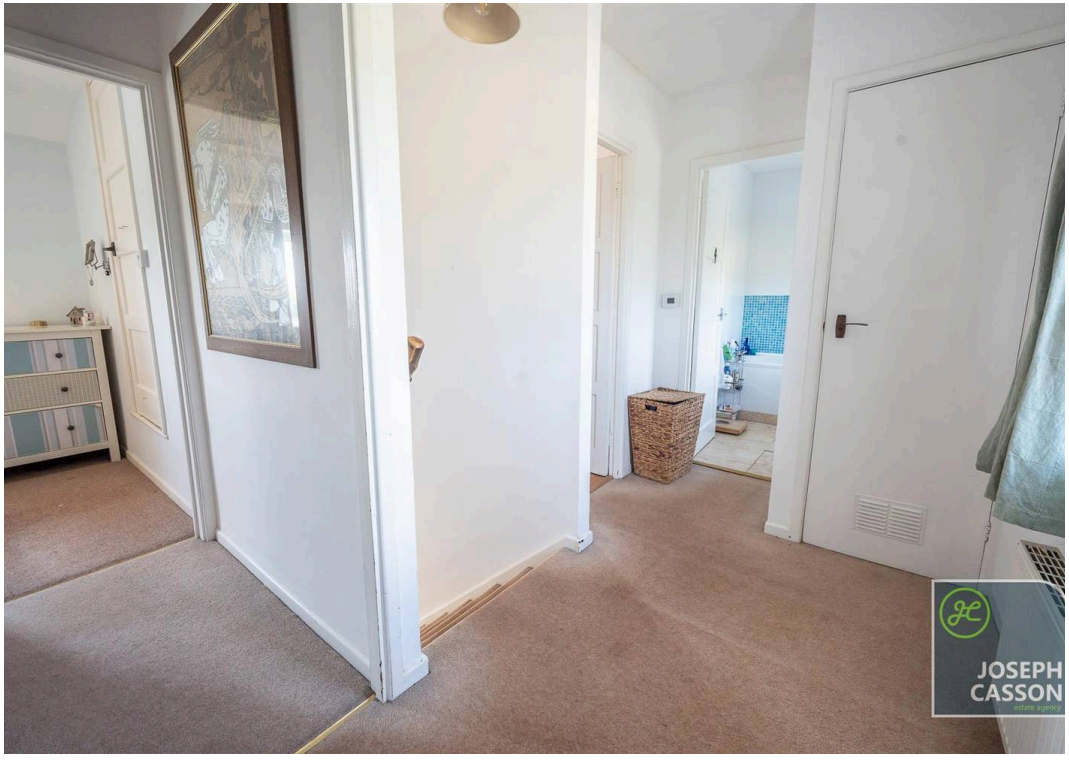
Stogursey is a picturesque village in north-west Somerset, situated approximately 3 miles from the A39, 9 miles from Bridgwater, and nestled between the Quantock Hills and the Somerset coast. The village enjoys a thriving community and offers a range of local amenities, including a historic church, the 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

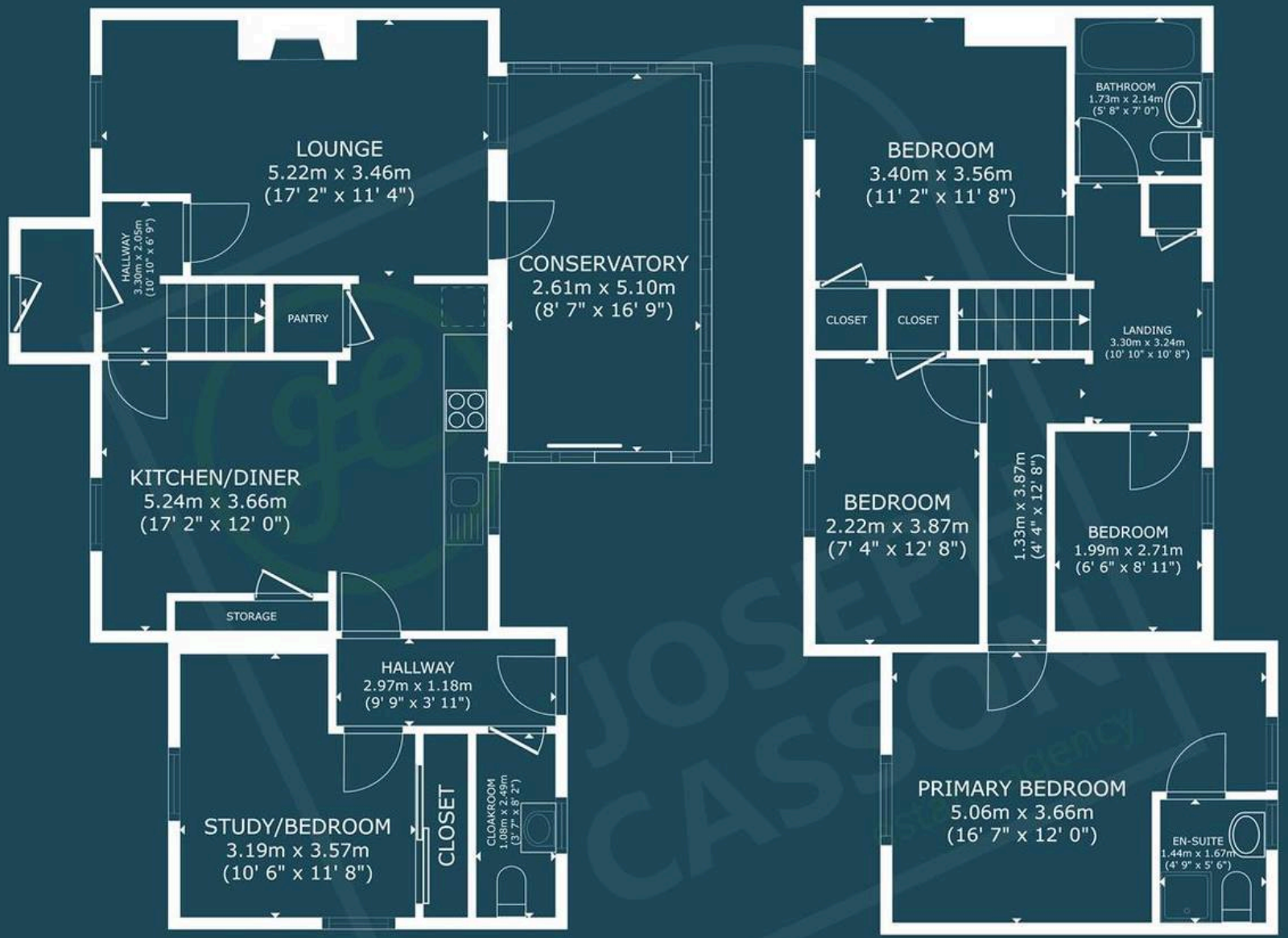
Tenure: Freehold Estate/Management Charge: None EPC Rating: D Council Tax Band: B UTILITIES Water supply: Mains Sewerage: Mains Electricity Supply: Mains Mains Gas Supply: No Central Heating: No - Electric Heaters FLOODING No Flooding in the last 5 years. Flood Information: flood-map-for-planning.service.gov.uk/location. 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











GROSS INTERNAL AREA
FLOOR 1 79.2 m² (852 sq.ft.) FLOOR 2 63.2 m² (681 sq.ft.)
TOTAL : 142.4 m² (1,533 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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