



**7 Malherbie Road, Nether Stowey, Nr. Bridgwater TA51EP**  
**Offers in the Region Of £275,000**

**GIBBINS RICHARDS**   
Making home moves happen

Constructed by Strongvox Homes this nearly new home is superbly presented throughout and is offered for sale with NO ONWARD CHAIN. The accommodation comprises in brief; entrance hall, modern well equipped kitchen, ground floor cloakroom, spacious sitting/dining room with double doors to rear garden. To the first floor are two double bedrooms and family bathroom with a further master bedroom with en-suite on the top floor. Externally the property has multiple off road parking and enclosed rear garden.

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

This beautifully presented family home located in a pleasant position on the edge of this popular village and within close proximity to the Quantock Hills. The nearest town of Bridgwater lies within easy access and offers an excellent range of shopping, leisure and financial amenities as well as easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station. The property lies approximately 6.5 miles from Bridgwater and 9 miles from Taunton.

NO ONWARD CHAIN  
NEARLY BRAND NEW  
THREE DOUBLE BEDROOMS  
MULTIPLE OFF ROAD PARKING  
ENCLOSED REAR GARDEN  
POPULAR VILLAGE LOCATION/EDGE OF QUANTOCK HILLS







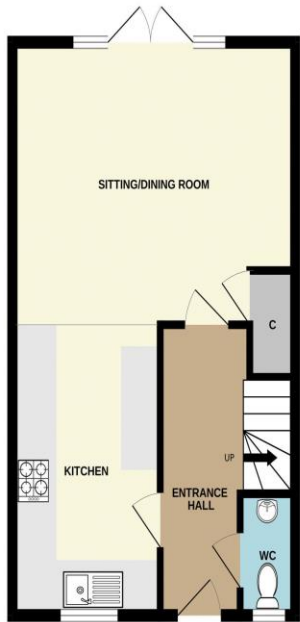
Entrance Hall	13' 10" x 3' 10" (4.21m x 1.17m) Stairs to first floor. Doors to kitchen, sitting/dining room and cloakroom.
Cloakroom	6' 2" x 3' 2" (1.88m x 0.96m) Front aspect obscure window.
Kitchen	13' 4" x 8' 6" (4.06m x 2.59m) (open plan with sitting room) Front aspect window. Wall mounted 'Vaillant' gas boiler (concealed).
Sitting/Dining Room	16' 3" x 13' 0" (4.95m x 3.96m) Understairs cupboard with electric fuse board. Double opening French doors to rear garden.
First Floor Landing	Stairs continuing to second floor. Doors to two bedrooms, bathroom and storage cupboard.
Bedroom 2	16' 3" x 9' 11" (4.95m x 3.02m) Two rear aspect windows. Built-in wardrobe with mirror fronted sliding doors.
Bedroom 3	13' 11" x 9' 2" (4.24m x 2.79m) Front aspect window.
Family Bathroom	6' 9" x 6' 2" (2.06m x 1.88m) Front aspect obscure window. White three piece matching suite.
Second Floor Landing	Door to;
Bedroom 1	18' 1" x 12' 6" (5.51m x 3.81m) Front aspect window. Built-in storage cupboard.
En-Suite Shower Room	7' 0" x 6' 2" (2.13m x 1.88m) Velux window to rear. Fitted with a white three piece suite.
Outside	The rear garden measures approximately - 31' (9.44m) in length by 17' 10" (5.43m) in width, predominantly laid to lawn with a paved patio area adjoining the property, Timber shed. To the side of the property is a driveway providing off road parking for two vehicles.

#### AGENTS NOTE

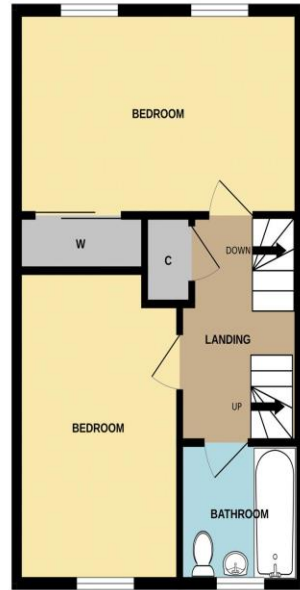
**ALL SERVICES/APPLIANCES have not and will not be tested.**



GROUND FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



2ND FLOOR  
308 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA : 1167 sq.ft. (108.4 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.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.  
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.  
Once an offer is accepted by our client, an Administration Fee of £20 + VAT (£24) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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