

STAGS

18 Theillay Close, Nether Stowey, Bridgwater, Somerset TA5 1JY

A beautifully maintained and well presented 4 bedroom detached property set in a modern development in the lovely village of Nether Stowey.

Bridgwater 8.5 Miles - Taunton 12 Miles - Minehead 18 Miles.

• Cul-de-Sac Location. • Convenient Travel Links to Bridgwater and Minehead. • Double Garage. • Large Garden. • Modern Kitchen. • A Pet Considered. • Council Tax Band E. • Deposit £1961 • Available Now • Tenant Fees Apply.

£1,700 Per Calendar Month

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## ACCOMODATION
Concrete steps lead up to the blue painted front door opening on to:

## HALLWAY
With fully fitted wooden flooring with under stairs cupboard, radiator and doors to;

## STUDY 7'5" x 6'0"
A convenient room ,which could be used as a study, with double glazed UPVC windows to the front, fully fitted cream carpet, coat hooks, glass bookshelf, radiator, shoe cupboard and fuse box.

## CLOAKROOM 6'5" x 3'5"
Containing fully fitted wood effect flooring, a downstairs WC and wash hand basin.

## LIVING ROOM 13'8" x 17'7"
Large dual aspect room with French double glazed doors out to the rear garden. There is a fully fitted cream carpet, gas fire, 2 glass topped coffee tables, and radiator.

## KITCHEN 18'6" x 10'8"
Modern fitted kitchen with a range of wall and base units, stainless steel sink and draining board, Kenwood cooker with gas hob, extractor fan and integrated dishwasher (not to be used). There is an island unit with integrated fridge, freezer and wine cooler, space for breakfast bar chairs. There are further storage units in keeping with the kitchen and double glazed French doors out to the decked rear garden.

## DINING ROOM 12'10" x 8'2"
Continuing from the kitchen with a open archway, it has fully fitted wooden flooring, double glazed UPVC windows to the side, radiator, dining table and chairs and units.

## UTILITY ROOM 6'6" x 6'5"
With fully fitted tiled flooring and door to rear garden. There are fitted shelves, worktop with stainless sink and draining board, cupboard, washing machine, space for tumbler dryer, radiator and gas boiler.

## STAIRS & LANDING
Rising to second floor with fully fitted cream carpet, radiator and airing cupboard. With doors to:

## MASTER BEDROOM 10'3" x 13'8"
LARGE DOUBLE master bedroom with fully fitted cream carpet, double glazed UPVC windows, TV point and a radiator.

## DRESSING ROOM & EN-SUITE 7'1" x 4'5" & 6'10" x 7'1"
Continuation from the master bedroom with a large built in wardrobe and radiator. EN-SUITE with WC, shower cubicle, wash hand basin and radiator.

## BEDROOM 2 9'0" x 11'3"
DOUBLE with fully fitted cream carpet, double glazed UPVC windows to the side, radiator, two built in wardrobes overlooking the rear garden.

## EN-SUITE 8'2" x 4'1"
Containing a WC, wash hand basin, shower cubicle and radiator.

## BEDROOM 3 10'7" x 7'4"
SINGLE bedroom with fully fitted cream carpet, double glazed UPVC windows to the rear, radiator and built in wardrobe.

## BEDROOM 4 9'6" x 12'10"
DOUBLE bedroom with fully fitted cream carpet, double glazed UPVC windows to the rear, radiator, built in wardrobe, chest of drawers, bedside tables, wooden double bed with mattress and shelves.

## BATHROOM 6'5".6482'11"
Bath, WC, wash hand basin and radiator.

## OUTSIDE
To the front of the property is a double garage with two parking spaces in front and gate to the rear garden. The rear garden is mainly laid to lawn with mature shrubs and plants surrounding the border. There is a decked area to the side of the property with a small storage shed.

## PHOTOGRAPHS
Please note that some of the photographs have been digitally altered to illustrate possible room layouts and should be used for guidance purposes only.

## SERVICES
Mains Gas, Electric, Water and Drainage.
Gas Fired Central Heating.
Council Tax Band E.
Ofcom Predicted Mobile Coverage: O2, EE, Three and Vodafone Variable Indoors, Good Outdoors.
Ofcom Predicted Broadband Download: Standard 17 Mbps (Superfast and Ultrafast Available)
Ofcom Predicted Broadband Upload: 1 Mbps (Superfast and Ultrafast Available)

## SITUATION
18 Theillay Close is situated in a quiet cul-de-sac in a housing estate on the edge of Nether Stowey, Nether Stowey is a delightful and historic village nestled within the Quantock Hills, an Area of Outstanding Natural Beauty, providing peaceful village living while being in easy reach of nearby towns, the closest of which is Bridgwater, with a direct bus route to Hinkley Point. The village boasts a range of facilities including a primary school, medical center, garage, a multitude of shops and convenience stores, two pubs and the church of St Mary. The county town of Taunton is a 10 mile drive away through beautiful countryside, and provides further amenities, schools, shopping facilities, as well as Musgrove Hospital. The M5 is within 8 miles of Nether Stowey (Junctions 23 & 24), and the Taunton train station provides direct links to London Paddington.

## DIRECTIONS
From Bridgwater, head along the A39 towards Minehead, Quantock Road. At the first small roundabout take the 2nd exit, at the next roundabout take the first exit signposted Hinkley Point. At the Cannington bypass roundabout, take the first exit signposted Nether Stowey. Continue along the A39, passing Quantock Lakes on your right, ignoring the main signs for Nether Stowey continue to the traffic lights. At the traffic lights turn right onto Stogursey Lane, after approximately 200 yards turn left into Theillay Close. Take the 2nd right hand turning and turn left between the garages where the property will be found in the left hand corner.

## LETTINGS
The property is available to let on an assured shorthold tenancy for 12 months plus, part furnished and is available now. RENT: £1,700 per calendar month exclusive of all charges. A pet considered. DEPOSIT: £1961 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required, viewings strictly through the agents.

## HOLDING DEPOSIT & TENANT FEES
This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

## TENANT PROTECTION
Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

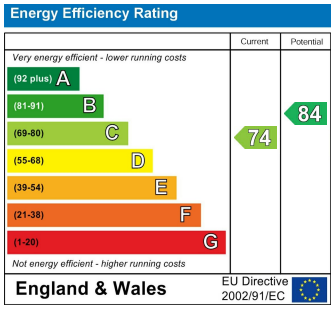
## RENTER'S RIGHTS ACT
It has been confirmed that phase one of the Bill will be implemented on 1st May 2026. This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted. This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies. For further information and guidance, please contact our office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk, or by copying and pasting the link below into your browser:
https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/Implemen
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*IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.*




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