



GIBBINS RICHARDS 

Wel-Te-Rusten, Maunsel Road, North Newton, Nr. Bridgwater TA7 0BW

£375,000

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Making home moves happen

A spacious and highly versatile four bedroom detached family home situated in a pleasant position close to the centre of this popular village. The property itself is double glazed and warmed by electric central heating. Externally there is multiple off road parking and a garage to the front with private gardens to the side and rear. The property backs onto open countryside and enjoys pleasant far reaching views. Internally, the accommodation is generally well presented, although would benefit from some cosmetic up-dating. The internal accommodation comprises in brief; entrance hall and inner hallway leading to spacious kitchen/dining room, separate WC, sitting room, conservatory, master bedroom with en-suite shower room. First floor landing leads to a further three bedrooms and family bathroom, although the first floor is currently converted to be used as a one bedroom apartment.

Tenure: Freehold / Energy Rating: G / Council Tax Band: E

The property is centrally located with this popular village which lies just outside of North Petherton between Taunton and Bridgwater. The village has its own primary school and pub and just a stones throw from the Taunton & Bridgwater canal as well as within convenient distance to Junction 24 of the M5 motorway.

FOUR BEDROOMS
SOUGHT AFTER VILLAGE LOCATION
FAR REACHING COUNTRYSIDE VIEWS
GARAGE & MULTIPLE PARKING
FIRST FLOOR CURRENTLY CONVERTED TO ONE BEDROOM APARTMENT
UNIQUE PROPERTY
EASILY ACCESSIBLE TO TAUNTON & BRIDGWATER





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Entrance Hall Hallway	8' 2" x 5' 5" (2.49m x 1.65m) Side aspect window. Opening to; Door with stairs behind leading to first floor. Doors to WC, kitchen/dining room, sitting room and leading to master bedroom, storage cupboards and conservatory.
Kitchen/Dining Room	23' 7" x 12' 1" (7.18m x 3.68m) reducing to 10' 6" (3.20m) Front aspect windows, sliding doors to side. Fitted with a range of matching eye and low level units. Central island section providing further storage.
WC	5' 8" x 2' 4" (1.73m x 0.71m) Side aspect obscure window. Low level WC and wash hand basin.
Sitting Room Conservatory	21' 5" x 12' 0" (6.52m x 3.65m) Two sliding doors to side. 16' 3" x 12' 1" (4.95m x 3.68m) Triple aspect sliding doors and full height windows. Radiator.
Master Bedroom En-Suite Shower Room	13' 2" x 10' 6" (4.01m x 3.20m) Rear aspect window. 11' 3" x 5' 10" (3.43m x 1.78m) (into shower cubicle) Fitted with a three piece suite comprising walk-in shower, low level WC with concealed cistern, contemporary bowl wash hand basin.
First Floor Landing	Doors to lounge, kitchen, bedroom and bathroom. Storage cupboard. Velux window to side. Hatch to loft.
Lounge/Bedroom 2	15' 6" x 9' 11" (4.72m x 3.02m) (restrictive head height) Front aspect window. Built-in wardrobes.
Kitchen/Bedroom 4	13' 3" x 7' 0" (4.04m x 2.13m) (restrictive head height) Two Velux windows to side. Low level door to eaves storage.
Bedroom 3	14' 6" x 9' 11" (4.42m x 3.02m) Built-in wardrobes. Pleasant far reaching countryside views.
Bathroom	8' 0" x 6' 4" (2.44m x 1.93m) Fitted with a four piece matching suite. Velux window to side.
Outside	A driveway providing multiple off road parking and leading to SINGLE GARAGE. There is a raised area of garden to the front which is laid to patio, the garden continues to the side - measuring approximately - 14' 6" (4.42m) in width and runs the full length of the property. There is a raised fishpond, further area of paved patio. Situated to the rear which borders open farmland and enjoys far reaching countryside views.
AGENTS NOTE	The first floor is currently set up as a separate Apartment.



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GROUND FLOOR
1096 sq.ft. (101.6 sq.m.) approx.



1ST FLOOR
672 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA: 1768 sq.ft. (164.2 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.



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