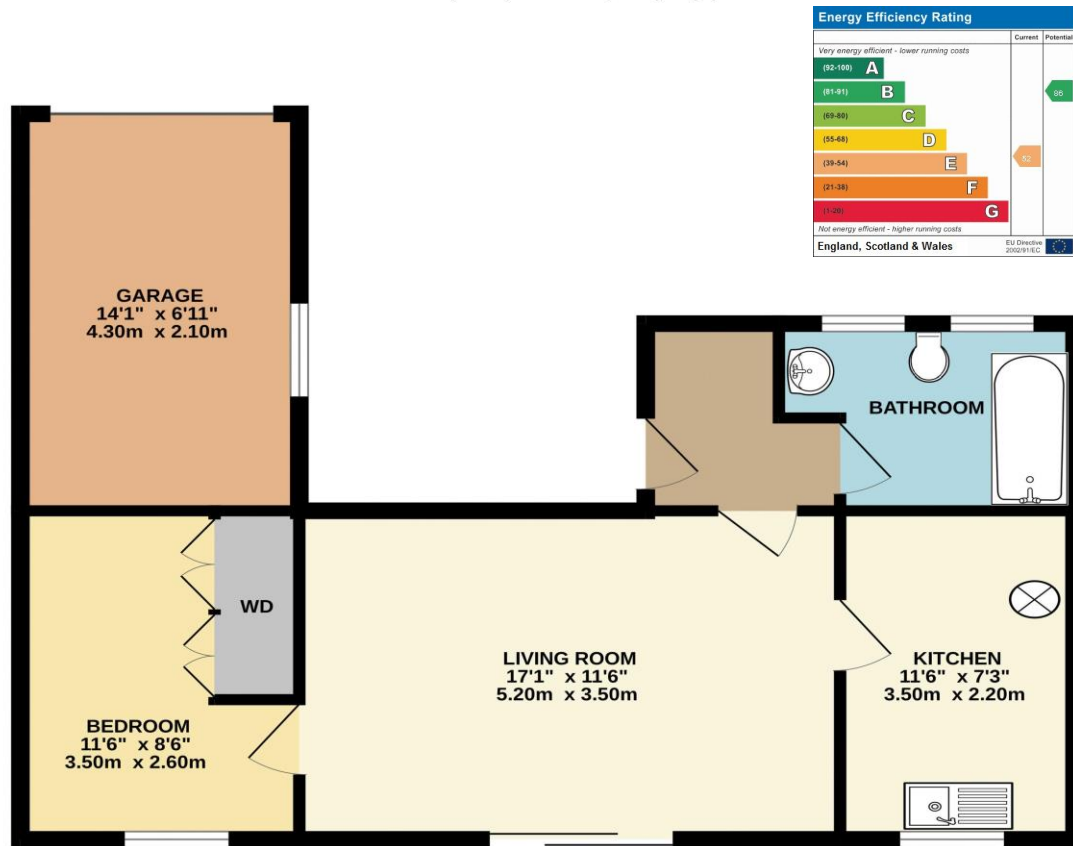


GROUND FLOOR  
602 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA: 602 sq.ft. (56.0 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.  
 Made with Metropix ©2024



53 Bridge Street, Taunton, Somerset, TA1 1TP  
 T: 01823 259604 E: info@wareandco.com W: www.wareandco.com



£240,000

**WARE & CO**  
 estate and letting agents



## The Barn, Maunsel Road, Bridgwater Somerset, TA7 0BW

A rare opportunity to acquire a delightful detached barn conversion in North Newton

Backing onto open countryside with far reaching views

Drive parking for a number of cars

Single garage

Stylish living/dining room with patio doors to the garden

Well equipped kitchen

Double bedroom

Three piece bathroom

Central heating

Close to local amenities



Welcome to a unique blend of rustic charm and modern comfort in the heart of the picturesque village of North Newton. This stunning one-storey, one-bedroom barn conversion offers a serene retreat with contemporary amenities.

Nestled on the outskirts of the village adjoining open countryside, this property is perfect for those seeking peace, privacy, and a touch of style. Located in the charming village of North Newton, this property offers the perfect blend of rural tranquility and easy access to local amenities. Enjoy scenic countryside walks, a friendly village pub, and a welcoming community, all while being just a short drive from Taunton and Bridgwater.

Approached through a pair of five bar entrance gates, the driveway provides parking for a number of cars with the addition of a good sized single garage. There is gated pedestrian access to the enclosed rear garden with a level lawn and patio area to enjoy the superb far reaching views over adjoining farmland, perfect for early morning coffee or evening gatherings with family and friends. The property briefly comprises an entrance hall, living/dining room with patio doors to the rear garden, well equipped kitchen, a double bedroom and a three piece bathroom.

### TOTAL FLOOR AREA

50 sq.m.

### TENURE

Freehold

### COUNCIL TAX

Sedgmoor District Council Tax Band B.  
Charges payable for 2024/25 - £1,735.78.

### SERVICES

Main services of electricity, water and drainage are connected. Oil fired central central with radiators. Broadband/Mobile phone coverage - The options of standard and superfast broadband with speeds upto 80Mbps are available. For an indication of broadband speeds as well as mobile phone signal and coverage available please refer to the 'Ofcom checker' website.

