



GIBBINS RICHARDS 

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

£375,000

GIBBINS RICHARDS 

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 three bedrooms and family bathroom.

Tenure: Freehold / Energy Rating: / 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  
VERSATILE ACCOMMODATION  
UNIQUE PROPERTY  
EASILY ACCESSIBLE TO TAUNTON & BRIDGWATER





Entrance Hall	8' 2" x 5' 5" (2.49m x 1.65m) Side aspect window. Opening to;
Hallway	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	21' 5" x 12' 0" (6.52m x 3.65m) Two sliding doors to side.
Conservatory	16' 3" x 12' 1" (4.95m x 3.68m) Triple aspect sliding doors and full height windows. Radiator.
Master Bedroom	13' 2" x 10' 6" (4.01m x 3.20m) Rear aspect window.
En-Suite Shower Room	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 three bedrooms and bathroom. Storage cupboard. Velux window to side. Hatch to loft.
Bedroom 2	15' 6" x 9' 11" (4.72m x 3.02m) (restrictive head height) Front aspect window. Built-in wardrobes.
Bedroom 3	14' 6" x 9' 11" (4.42m x 3.02m) Built-in wardrobes. Pleasant far reaching countryside views.
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.
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.



