

Eastgate House, Hedging Lane, North Newton, Nr. Bridgwater TA7 0DF £550,000

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A superb four bedroom detached family home situated in a good size plot and located within a favourable position in Hedging, on the outskirts of North Newton. The property itself is well presented and fully UPVC double glazed and warmed by oil fired central heating. The accommodation comprises in brief; entrance hall, spacious sitting room with direct access to garden, separate dining room, kitchen/breakfast room, double garage, utility room and ground floor WC. To the first floor a central landing leads to four good size bedrooms (master with en-suite bathroom) and separate family bathroom.

Tenure: Freehold / Energy Rating: D / Council Tax Band: F

The property sits in the centre of its good size plot and borders open countryside with pleasant far reaching views to the side. Externally, there is a large driveway providing multiple off road parking and double garage. The property is situated within close proximity to the village of North Newton which lies between Taunton and Bridgwater. Both nearby towns offers an excellent range of shopping, leisure and financial amenities as well as easy access to the M5 motorway at Junctions 24 and 25 and both towns also have mainline intercity railway stations.

SPACIOUS FOUR BEDROOM DETACHED HOUSE
FULLY DOUBLE GLAZED
OIL FIRE CENTRAL HEATING
GROUND FLOOR WC / FAMILY BATHROOM / EN-SUITE BATHROOM
DOUBLE GARAGE
MULTIPLE OFF ROAD PARKING
VIEWS TO CONTRYSIDE
VIEWING HIGHLY RECOMMENDED

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**Entrance Hall** 

Sitting Room

Ground Floor WC

**Dining Room** Kitchen

**Utility Room** 

First Floor Landing

Bedroom 1

En-Suite Bathroom

Bedroom 2

Bedroom 3 Bedroom 4

Family Bathroom

Outside

Double Garage

17' 4" x 7' 9" (5.28m x 2.36m) Doors to sitting room, dining room, kitchen, ground floor WC and double doors to storage cupboard. Stairs rising to first floor and window to front. 23' 10" x 15' 3" (7.26m x 4.64m) Dual aspect windows to front and side. Double opening French doors to garden. Open

6' 8" x 3' 10" (2.03m x 1.17m) Obscure rear aspect window. Two piece white suite.

13' 8" x 11' 3" (4.16m x 3.43m) Front aspect window. 11' 4" x 9' 10" (3.45m x 2.99m) increasing to 15' 2" (4.62m). Rear aspect window. Fitted with a modern range of matching eye and low level units with ample space for breakfast table and chairs.

7' 8" x 7' 6" (2.34m x 2.28m) Side aspect window. Door to

rear garden. Door to double garage. Floor mounted 'Grant' oil central heating boiler. Row of low level kitchen units. Window to rear. Doors to all bedrooms. Hatch to loft. Door to airing cupboard with factory lagged hot water cylinder. 15' 8" x 11' 6" (4.77m x 3.50m) Dual aspect windows to front and side, fitted with a range of built-in wardrobes. Door to;

7' 9" x 6' 9" (2.36m x 2.06m) Fitted with a three piece matching suite. Side aspect obscure window.

13' 2" x 11' 4" (4.01m x 3.45m) Front aspect window. Range of built-in wardrobes.

11' 6" x 10' 3" (3.50m x 3.12m) 12' 2" x 7' 1" (3.71m x 2.16m)

9' 6" x 7' 10" (2.89m x 2.39m) (excluding shower recess) Fitted with a four piece matching suite. Rear aspect obscure

window.

To the front there is tarmac driveway and further gravel area providing multiple off road parking and leading to Double Garage. The gardens wrap around the entire property and sides onto open farmland. Gardens fully enclosed by timber fencing to all sides. Oil storage tank.

19' 2" x 17' 7" (5.84m x 5.36m) Reinforced vehicular metal up and over door. Roof storage space. Window to rear. Mains

lighting and power.







GROUND FLOOR 1ST FLOOR





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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