



GIBBINS RICHARDS 

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

£550,000

GIBBINS RICHARDS 
Making home moves happen



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Entrance Hall	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.
Sitting Room	23' 10" x 15' 3" (7.26m x 4.64m) Dual aspect windows to front and side. Double opening French doors to garden. Open fireplace.
Ground Floor WC	6' 8" x 3' 10" (2.03m x 1.17m) Obscure rear aspect window. Two piece white suite.
Dining Room	13' 8" x 11' 3" (4.16m x 3.43m) Front aspect window.
Kitchen	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.
Utility Room	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.
First Floor Landing	Window to rear. Doors to all bedrooms. Hatch to loft. Door to airing cupboard with factory lagged hot water cylinder.
Bedroom 1	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;
En-Suite Bathroom	7' 9" x 6' 9" (2.36m x 2.06m) Fitted with a three piece matching suite. Side aspect obscure window.
Bedroom 2	13' 2" x 11' 4" (4.01m x 3.45m) Front aspect window. Range of built-in wardrobes.
Bedroom 3	11' 6" x 10' 3" (3.50m x 3.12m)
Bedroom 4	12' 2" x 7' 1" (3.71m x 2.16m)
Family Bathroom	9' 6" x 7' 10" (2.89m x 2.39m) (excluding shower recess) Fitted with a four piece matching suite. Rear aspect obscure window.
Outside	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.
Double Garage	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.



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GROUND FLOOR



1ST FLOOR



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