



Blossom House,



# Blossom House,

Brook Street, North Newton, TA7 0BL

Taunton 7 Miles

A detached new four-bedroom house, situated in the centre of the quiet village of North Newton. The property benefits from ample off road parking and beautifully landscaped gardens.

- Individual detached house
- Four bedrooms (master en-suite)
- Sitting/dining room with bi-fold doors
- Landscape gardens
- Freehold
- Carpets are being fitted imminently
- Kitchen/dining room
- Study & utility room
- Ample off-road parking
- Council Tax Band F

Guide Price £549,950

## SITUATION

The village of North Newton is ideally placed with good access to the M5 at junctions 24 or 25 via the A38 and is located 7 miles from The County Town of Taunton. The village itself has a primary school, while also benefiting from the nearby Taunton/Bridgwater canal with its walking and cycling towpath. Furthermore, The Quantock Hills lie a short drive from the village and provide excellent open hill country for walking, riding and mountain biking. The County Town has a wide range of educational and retail facilities as well as having a mainline railway station with fast rail links to the rest of the country.

## DESCRIPTION

Blossom House is an impressive new build property, built by a reputable local builder, situated in the centre of the quiet village of North Newton. This architect designed house has been individually built with split level accommodation to a particularly high standard with carpets being fitted imminently.



## ACCOMMODATION

The accommodation comprises an entrance hallway with turning staircase to first floor which opens through to the dual aspect open plan kitchen/dining room with shaker style kitchen and integrated appliances, including induction hob with extractor hood over, built in double oven, dishwasher and fridge freezer, ample work surface with sink, and oak flooring extending through to the sitting room. From the kitchen, there is a utility room and downstairs cloakroom. The sitting room features bi-fold doors which open out on to the rear terrace and there is a further study/office with front aspect window.

On the first floor there is the master bedroom with a Juliet balcony and an en-suite shower as well as three further bedrooms and a family bathroom with fitted suite.

## OUTSIDE

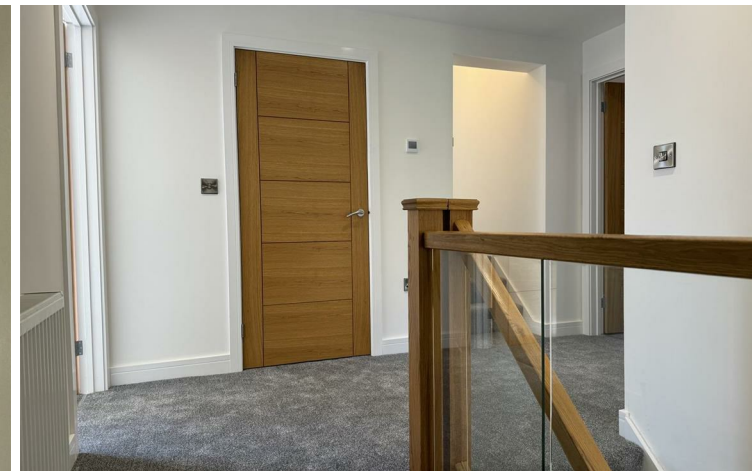
To the front of the house there is a pillared entrance which opens onto a Tarmac driveway providing parking for up to six cars. There is access along the side of the property to the rear gardens with a patio and steps leading up to a further area of garden which is laid to lawn and includes a number of specimen trees including a large magnolia. There is electricity and water to the front of the house with an EV charger.

## SERVICES

Mains water, electricity and drainage. Air source heat pump for heating and hot water. There is a 10-year ICW for the property and WIFI boost for the ground and first floors and car charger power point. Broadband available: Standard and Superfast ADSL. Mobile signal coverage: Voice, Data & Enhanced Data available (Ofcom). Please note the agents have not inspected or tested these services.

## DIRECTIONS

From Taunton, take the A358 towards Bridgwater and proceed along this road passing the village of Thurloxtan and take the right hand turning signposted North Newton. Proceed into the village and Blossom House can be identified on the right-hand side, identified by a Stags for sale board upon entering the village centre.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



**GROUND FLOOR**

SITTING ROOM  
16'5" x 13'3"  
5.03m x 4.03m

KITCHEN/DINING ROOM  
17'11" x 17'7"  
5.47m x 5.37m

UTILITY ROOM  
11'0" x 11'0"  
3.35m x 3.35m

HALL  
3'4" x 12'2"  
1.04m x 3.72m

**1ST FLOOR**

BEDROOM 1  
12'8" x 12'2"  
3.90m x 3.70m

BEDROOM 4  
12'8" x 10'0"  
3.90m x 3.05m

BEDROOM 3  
10'2" x 9'7"  
3.10m x 2.93m

BEDROOM 2  
11'8" x 12'4"  
3.59m x 3.79m

TOTAL FLOOR AREA: 1827sq ft (169.5 sqm) approx.

Whilst every effort has been made to ensure the accuracy of the Roomplan content, 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 is made as to their operation or efficiency over the years.  
M&A 2018-18/19/2022



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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