



Barn Cottage Hedging Lane, North Newton TA7 0DG



Situated in the small hamlet of Hedging 7 miles from the centre of Taunton is this South facing 3 / 4 double bedroom detached character house with original period features, enclosed garden to rear and ample driveway parking.





Features

- Entrance Porch
- Living / Dining Room with inglenook fireplace, woodburner and exposed beams
- Kitchen / Breakfast Room
- Utility Room with door to garden
- Bedroom 4 / Study
- Rear Hall with door to garden
- Downstairs Shower Room
- Master Bedroom with fitted wardrobe
- 2 further double bedrooms
- Family Bathroom

- Enclosed garden to rear
- Ample driveway parking

- Air source heat pump
- Owned solar panels
- Double glazing

- Council tax band E
- What3words:///tailing.life.mega



Ground Floor



First Floor



Total floor area 148.2 m² (1,596 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



Viewing strictly through the selling agents:

Robert Cooney
Corporation Street, Taunton, Somerset
TA1 4AW

Telephone 01823 230 230

E-mail taunton@robertcooney.co.uk

Website www.robertcooney.co.uk



**robert
cooney**

For clarification, we wish to inform prospective purchasers that: these particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; no person in the employment of Robert Cooney has any authority to make or give any representation or warranty whatever in relation to this property; we have not carried out a detailed survey nor tested the services, appliances and specific fittings.