



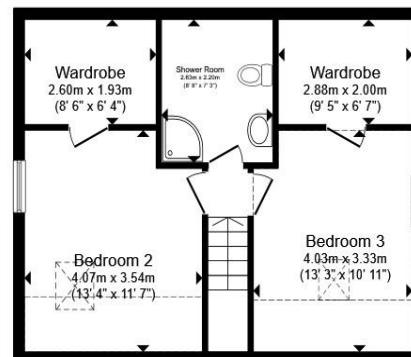
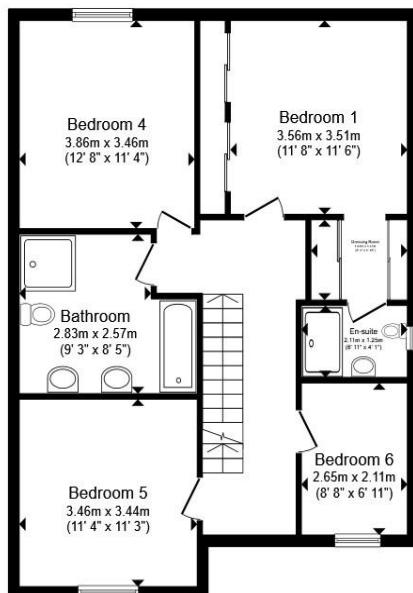
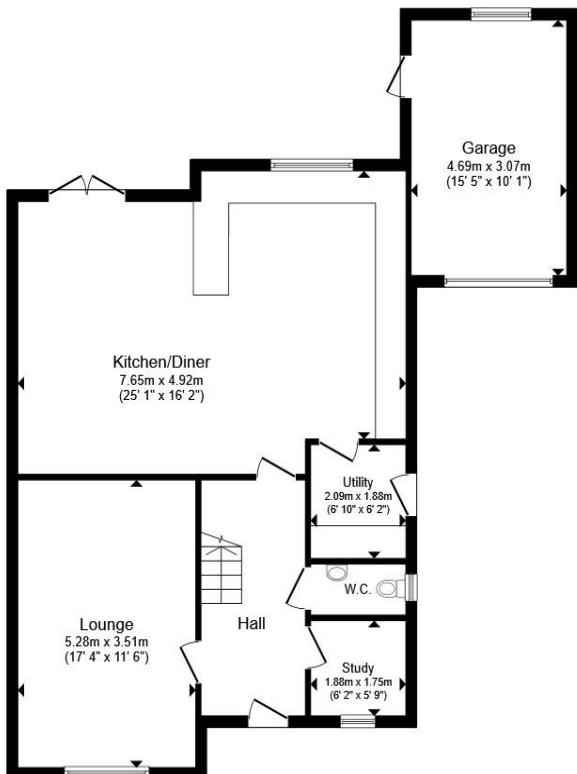
**Hawkins House North Lane, Othery Bridgwater TA7 0QG**  
**£650,000**

welcome to

## Hawkins House North Lane, Othery Bridgwater

This stunning 5/6 bedroom executive detached home in Othery offers exceptional modern living, featuring a cosy lounge, a beautiful open-plan kitchen/diner/snug, and five double bedrooms plus an office/bedroom. The secluded rear garden includes a pergola, artificial lawn, a fully powered office.





**Oak Porch**  
**Entrance Hall**  
**Cloakroom**  
**Lounge**  
**Kitchen/ Diner/ Snug**  
**Landing**  
**Bedroom 1**  
**Dressing Room**  
**En Suite**  
**Bedroom 2**  
**Bedroom 3**  
**Bedroom 6/ Office**  
**Family Bathroom**  
**Bedroom 4**  
**Bedroom 5**  
**Guest Bathroom**  
**Front Garden**  
**Rear Garden**  
**Garage**  
**Outside Office**  
**Agents Note**

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is related to an employee of the Connells Group.

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

**Total floor area 214.6 m<sup>2</sup> (2,310 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). Powered by [www.propertybox.io](http://www.propertybox.io)

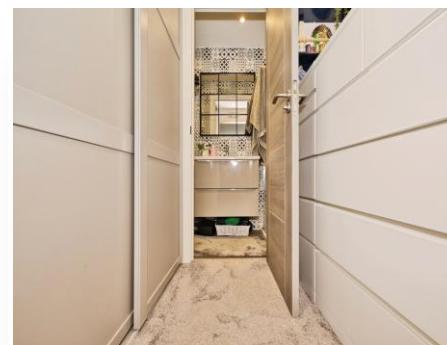
welcome to

## Hawkins House North Lane, Othery Bridgwater

- Executive 5/6 bedroom detached home - New build warranty!
- High-quality finish throughout with exceptional attention to detail
- Situated in the desirable village of Othery
- Five double bedrooms plus additional office/bedroom, En-suite, two further bathrooms, and downstairs cloakroom
- Solar Panels on Rear Roof and zonal underfloor heating throughout.

Tenure: Freehold EPC Rating: A

Council Tax Band: E



view this property online [fox-and-sons.co.uk/Property/TAU109242](http://fox-and-sons.co.uk/Property/TAU109242)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
TAU109242 - 0002



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