



MAUNSEL ROAD

North Newton, Bridgwater, TA7 0BW

Price Guide £499,950

Tamlyns

PROPERTY DESCRIPTION

Nestled on the charming Maunsel Road in North Newton, Bridgwater, this impressive semi-detached house offers a perfect blend of space and comfort, ideal for family living. With five generously sized bedrooms, this property provides ample room for both relaxation and privacy. The three well-appointed bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household.

Situation

SEMI DETACHED HOUSE*FIVE BEDROOMS*THREE BATHROOMS*DOUBLE GARAGE*5 PARKING SPACES*KITCHEN*LOUNGE*DINING ROOM*UTILITY ROOM*TWO EN SUITES*GARDEN*SWIMMING POOL

Local Authority

Somerset Council Tax Band: D
Tenure: Freehold
EPC Rating: E

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON
THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 454500

house.sales@tamlyns.co.uk



PROPERTY DESCRIPTION

Description

The heart of the home features two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout is designed to maximise both light and space, creating a warm and welcoming atmosphere throughout.

One of the standout features of this property is the delightful heating swimming pool, offering a luxurious retreat right in your own garden. Imagine enjoying leisurely swims or hosting summer gatherings in this splendid outdoor space.

For those with multiple vehicles, the property boasts parking for over six cars, a rare find that adds to the convenience of this home. Whether you have a growing family or simply enjoy having guests over, this feature is sure to impress.

In summary, this semi-detached house on Maunsel Road is a fantastic opportunity for anyone seeking a spacious and versatile family home in a peaceful setting. With its five bedrooms, three bathrooms, inviting reception areas, and a stunning swimming pool, it truly has something for everyone. Don't miss the chance to make this wonderful property your own.

Accommodation

All sizes are approximate.

Entrance Hall

Access doors to Lounge, utility room/downstairs cloakroom and arch way into:

Kitchen

26'5" x 9'0" (8.058m x 2.753m)

Galley style with double glazed window to side of property, gas radiator with surrounding upper cabinets and base units, access door to larder with mounted thermostat and space for American fridge.

Living Room

27'3" x 11'4" (8.309m x 3.474m)

Large room with open fire place and three gas radiators and 2 double glazed window to front with front door access.

Utility Room

7'8" x 6'4" (2.361m x 1.932m)

Sink with plumbing for white goods, base unit space with shelving and downstairs cloakroom.

Dining Room

16'10" x 10'10" (5.154m x 3.310m)

Bi-folds doors to rear garden, electric fire with two vertical gas radiators and large sky light with spot lights.

Lounge

16'9" x 11'5" (5.120m x 3.495m)

Double glazed window to rear with french doors opening to dining room and a gas radiator with mounted wall lights with wood beams.

Bedroom One

15'6" x 11'10" (4.746m x 3.615m)

Double bedroom with double glazed window to front, high ceiling with wood beams and gas radiator with door to:

Ensuite

4'8" x 4'8" (1.437m x 1.423m)

Shower with toilet and sink basin, base storage unit with spotlight.

Bedroom Two

16'10" x 9'9" (5.146m x 2.982m)

Double bedroom with double glazed window to rear, loft access and gas radiator with door opening to:

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Ensuite

Shower with toilet and sink basin.

Bedroom Three

11'11" x 10'3" (3.633m x 3.138m)

Double bedroom with double glazed window to front and gas radiator with electric sockets.

Bedroom Four

10'11" x 9'0" (3.349m x 2.762m)

Double bedroom with double glazed window to rear with electric sockets.

Bedroom Five

8'10" x 9'6" (2.708m x 2.912m)

Double bedroom with double glazed widow to side of property with storage cupboard and gas radiator.

Landing

Doors to all upstairs rooms with door to airing cupboard.

Bathroom

13'7" x 6'9" (4.145m x 2.073m)

Double glazed window to rear with separate shower and bath, toilet and double sink basins with two mounted radiators.

Garden

Large space with patio area and steps to heated swimming pool and storage/changing room with a further seating area and access to double garage & parking.

Parking

Double garage space, single garage a further two car port spaces with extra room.

Double Garage

16'10" x 17'7" (5.152m x 5.373m)

Power and plumbing for WC with door access to garden.

Council Tax

D

Material Information

Additional information not previously mentioned

- Mains electric and water.
- No water meter
- Mains Sewerage.
- No Flooding in the last 5 years or not.
- Broadband and Mobile signal or coverage in the area.

Somerset Council BAND D

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location







PLAN



IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

- 1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
- 2. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and all approximate.

Tamlyns may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing - Introduction fee of up to £200 (plus vat), HD Financial Ltd - Introduction fee of up to £200 (plus vat).

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

