



Maunsel Road, North Newton  
£209,950



- Ground floor masionette!
- A truly unique property!
- Three bedrooms!
- Two reception rooms!
- Modern finish throughout!
- Great outlook & scenic view!
- Outbuilding/utility & summerhouse!
- On road parking!
- Double glazing!
- Back boiler heating system!

Porch

Hall

Living Room  
3.63m x 3.71m

Snug  
3.64m x 2.77m (max)

Kitchen  
1.98m (max) x 3.83m (max)

Dining Room / Bedroom 3  
2.17m x 3.48m

Bedroom 1  
4.17m (max) x 3.23m (max)

Bedroom 2  
3.16m x 3.18m

Shower Room  
1.80m x 1.65m

Outbuilding/Utility  
1.85m x 3.40m

Summerhouse  
2.04m x 3.57m





Presenting this tasteful & stylish, ground floor maisonette, set in the popular village of North Newton.

The property comprises a porch with built in storage. An inner hall with further storage. A spacious living room with bay window and fireplace. A good sized reception room, used as a snug which opens up into the kitchen and benefits from an airing cupboard. A modern kitchen with ample worktop & unit space, 1&1/2 sink, space for appliances and overlooks the rear garden & scenic views. A well proportioned dining room, previously used as a third bedroom, which hosts French doors leading onto the rear garden.



The master bedroom is a generously sized double bedroom, at the front of the property. The second bedroom is a good sized double benefitting from a storage cupboard. A modern style wet room with underfloor heating comprising a basin, toilet, spotlights and walk in shower.

Outside the property offers front and rear gardens. The front garden is gated and low maintenance with gravel, a path to the front door, bin storage and a raised bed. The rear garden hosts a fantastic rural outlook and comprises lawn, decking and gravel, giving a great outside space to fit all uses. The rear garden also boasts a utility/storage room with power and light, a summerhouse with power, light and rural views, a wood store and coal store.

There is on road parking available, on a first-come-first-serve basis.

The property benefits from double glazing throughout and a back boiler heating system, fed off the living room coal fire.

Maunsel Road, on the edge of North Newton, is walking distance away from a primary school, pub & church. The property is driving distance from both Bridgwater & Taunton with M5 being only a quick drive from the property, which links to Exeter, Bristol & beyond.

Tenure: Leasehold. 99 years remaining. 125 years long from 13 June 1988.

Most recent ground rent: £10 per annum.

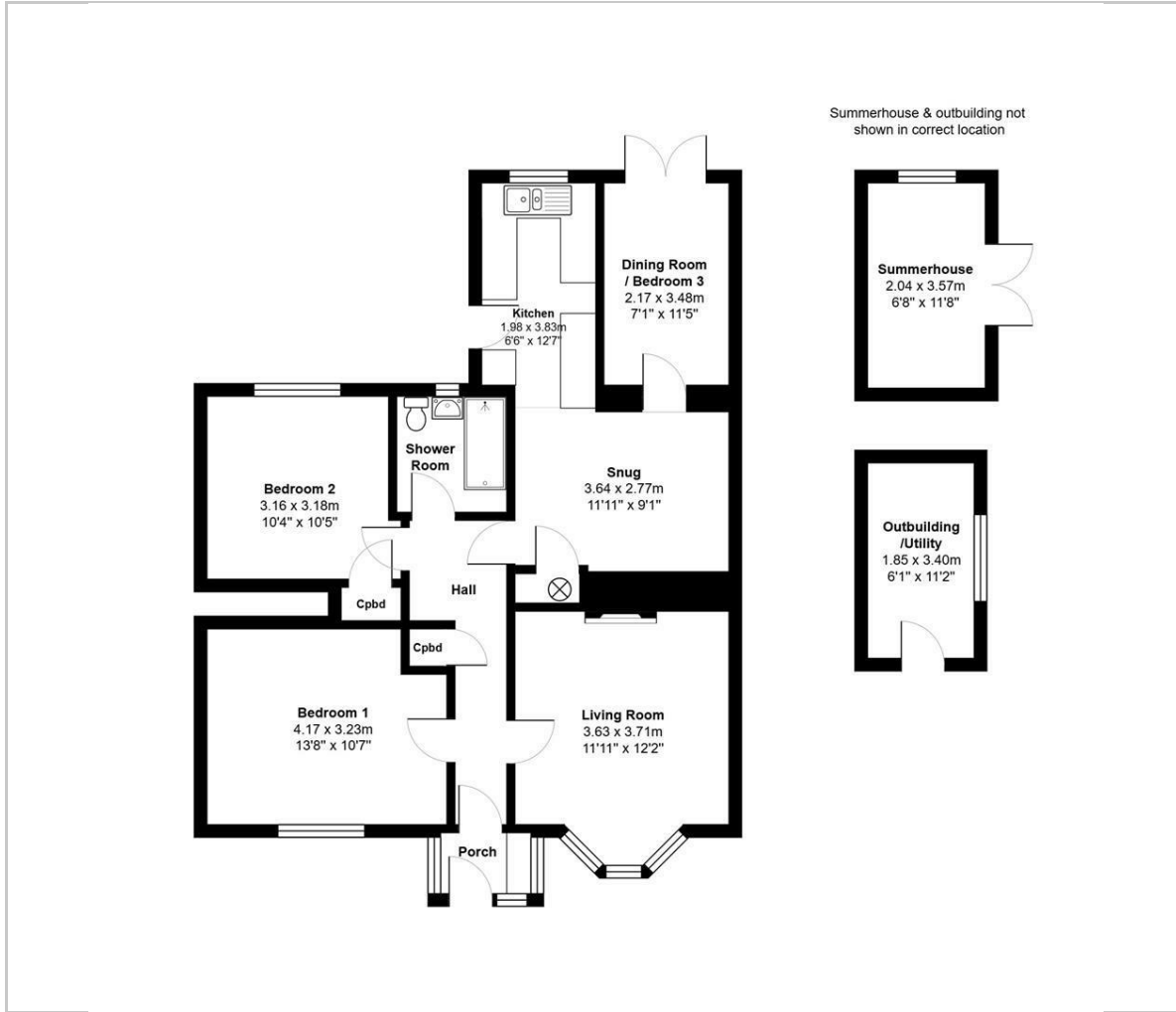
Most recent service charge: £230.00 per annum.

EPC: TBC

Council tax band: A



## Floor Plan



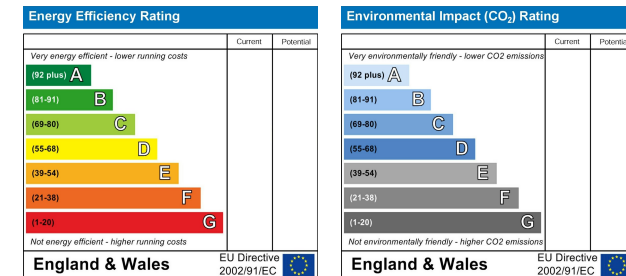
## Viewing

Please contact our Sales Office on 01278 554333 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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