

Newhaven, Chedzoy Lane, Bridgwater TA7 8QW £450,000

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Making home moves happen

A substantially extended five bedroom detached family home offering spacious and flexible accommodation. The accommodation comprises; entrance porch, entrance hall, sitting room, living room, spacious and well equipped kitchen/dining/family room, utility room, five first floor bedrooms with two bathrooms. Access from kitchen to a bar, gym, storage area and conservatory. Mature gardens and extensive off road parking.

Tenure: Freehold / Energy Rating: F / Council Tax Band: E

Newhaven is a detached 1930s built home which has been significantly extended to now provide a most versatile property which is set in established gardens. There are countryside views to the rear as well as multiple off road parking to the front. Chedzoy is a popular village located just three miles east of Bridgwater's town centre which provides a wide and comprehensive range of facilities as well as M5 motorway and railway access.

SPACIOUS FOUR/FIVE BEDROOM DETACHED FAMILY HOME
LARGE GROUND FLOOR EXTENSION WITH MULTIPLE ROOMS
GENEROUS SIZE GARDEN
ANNEXE POTENTIAL
OIL CENTRAL HEATING
PRIVATE DRAINAGE
BACKING ONTO FIELDS
NO ONWARD CHAIN











Storm Porch Entrance Hall

Sitting Room 15' 0" (4.57m) into bay x 11' 8" (3.55m)

Living Room 14' 0" x 10' 0" (4.26m x 3.05m)

Kitchen/Dining/Family

Room

Utility

28' 9" x 23' 7" (8.76m x 7.18m) (max) 'L' shaped room which is divided into three

distinct areas containing a well equipped modern kitchen and multi fuel stove.

Access from the kitchen to bar. 10' 0'' x 5' 9'' (3.05m x 1.75m) with

storage area.

 Bar
 12' 11" x 7' 8" (3.93m x 2.34m)

 Gym
 14' 6" x 7' 9" (4.42m x 2.36m)

 Store Room
 9' 0" x 8' 2" (2.74m x 2.49m)

 Conservatory/Sun Room
 23' 0" x 9' 10" (7.01m x 2.99m)

## First Floor Split Level Landing

 Bedroom 1
 13' 2" x 11' 1" (4.01m x 3.38m)

 Shower Room
 5' 10" x 5' 5" (1.78m x 1.65m)

 Bedroom 2
 11' 10" x 9' 5" (3.60m x 2.87m)

 Bedroom 3
 9' 11" x 9' 10" (3.02m x 2.99m)

 Bathroom
 8' 10" x 6' 7" (2.69m x 2.01m)

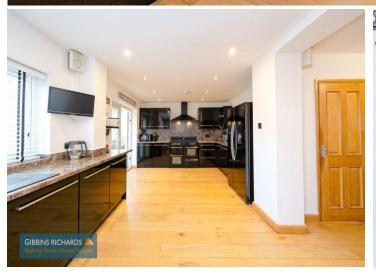
 Bedroom 4
 10' 10" x 9' 11" (3.30m x 3.02m)

 Bedroom 5/Study
 8' 8" x 7' 11" (2.64m x 2.41m)

Outside Extensive off road parking to front.

Lawned garden and paved patio to rear

which backs onto farmland.















Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other tiems are approximate and on 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 better stead and no guarantee as to their operability or efficiency can be given.

Ander with Merchyc 62025



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.

Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.