



GIBBINS RICHARDS   
Making home moves happen

Newhaven, Chedzoy Lane, Bridgwater TA7 8QW  
**£435,000**

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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







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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	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.
Utility	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.



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no 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 not been tested and no guarantee as to their operability or efficiency can be given.  
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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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