



Ivy Bank House Brook Street, North Newton TA7 0BL



An immaculately presented 4 bedroomed detached family house with 2 reception rooms, located in the heart of this popular village with enclosed garden to rear, garage and ample driveway parking.





Features

- Entrance Hall
- Boiler / Storage Room
- Dining Room
- Living Room arranged on a split level with woodburner and French doors to garden
- Fitted Kitchen / Dining Room with Beling Range cooker and stable door to garden
- Shower Room
- Master Bedroom with Ensuite Shower Room
- 3 further Bedrooms
- Family Bathroom with separate shower

- Enclosed tiered garden to rear with feature pond
- Garage and ample driveway parking

- Oil fired central heating
- Double glazing

- Council tax band E

- What3words:
///duos.enhances.tasteful







Ivy Bank House is situated in the village of North Newton which lies 4.8 miles from Bridgwater and 7.7 miles from Taunton.

This thriving and popular village offers a Primary School, Public House, Church and Village Hall. The nearby village of North Petherton, under 2 miles away offers additional amenities including village shop, butchers, GP surgery, pharmacy and veterinary surgery.

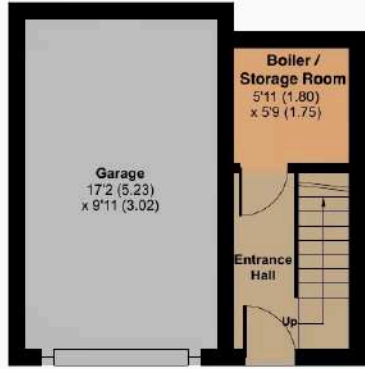
Taunton, the County Town of Somerset, is a bustling, forward-looking town with excellent amenities, a good selection of independent and high street shops, distinctive restaurants, cafés, a wealth of history and sporting facilities including the County Cricket Ground.

Taunton benefits from a main line railway station linking to London Paddington in less than 2 hours. There are excellent road communications to both Taunton and Bridgwater via the A38 and the M5 Motorway at junction 24.



Ivy Bank House, Brook Street, North Newton, Bridgwater, TA7 0BL

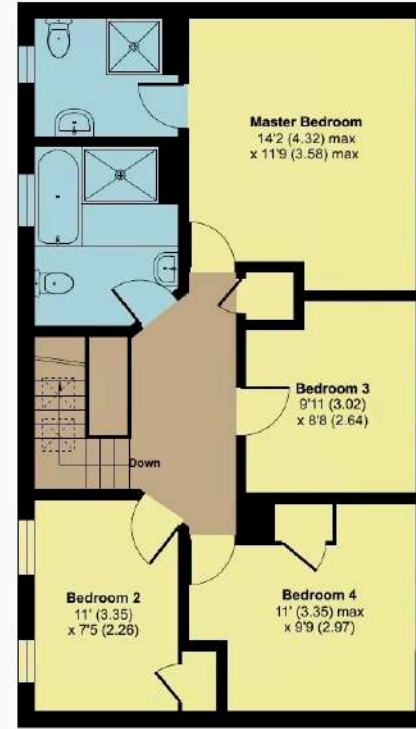
Approximate Area = 1713 sq ft / 159.1 sq m
 Garage = 172 sq ft / 15.9 sq m
 Total = 1885 sq ft / 175 sq m
 For identification only - Not to scale



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



Viewing strictly through the selling agents:

Robert Cooney

Corporation Street, Taunton,
Somerset TA1 4AW

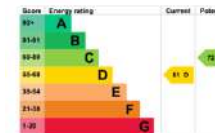
Telephone 01823 230 230

E-mail taunton@robertcooney.co.uk

Website robertcooney.co.uk



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Robert Cooney. REF: 1180279



For clarification, we wish to inform prospective purchasers that: these particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; no person in the employment of Robert Cooney has any authority to make or give any representation or warranty whatever in relation to this property; we have not carried out a detailed survey nor tested the services, appliances and specific fittings.

**robert
cooney**

