



Spitgrove Grange

, Newton Road, North Petherton, Bridgwater, TA6 6NA

Rental £2,000 Monthly
4 Bedroom House
Available 21 August 2026

Opening Times: Mon 08.30 - 00.00 | Tue 08.30 - 00.00 | Wed 08.30 - 00.00 | Thurs 08.30 - 00.00 | Fri 08.30 - 00.00 | Sat 09.00 - 12.00 | Sun Closed

- * Unfurnished
- * DETACHED FAMILY HOME
- * FOUR BEDROOMS
- * LIVING ROOM

- * DOUBLE GARAGE
- * FITTED WITH SOLAR PANELS
- * DOUBLE GLAZED
- * SEPERATE UTILITY ROOM

* VILLAGE LOCATION

Situation

A beautifully presented modern detached home set within the grounds of the owner's farm in the charming and picturesque village of North Newton. Offering a peaceful rural setting while remaining conveniently located, the property provides easy access to the market town of Bridgwater and the county town of Taunton, both of which offer an excellent range of shopping, leisure, educational and transport facilities.

The property is ideally situated for commuters, with convenient access to the M5 motorway via Junctions 23, 24 and 25. These junctions also provide park-and-ride and bus pick-up facilities for Hinkley Point C (HPC). The vibrant city of Bristol, with its extensive amenities and international airport, is also within easy reach to the north.

The spacious accommodation is well laid out and comprises four generously sized bedrooms, a modern family bathroom, and a large living room featuring a wood-burning stove, creating a warm and welcoming focal point. French doors open directly onto the enclosed garden and patio area, making it an ideal space for both relaxing and entertaining.

The heart of the home is the spacious kitchen, complemented by a separate utility room and an open-plan dining area, providing practical and flexible living space for families and professionals alike.

Externally, the property enjoys private gardens and a patio area with attractive countryside surroundings. A double garage provides excellent storage and parking facilities, while solar panels help improve the property's energy efficiency and reduce running costs.

This attractive rural home offers the perfect balance of countryside living and modern convenience, making it an excellent opportunity for those seeking a spacious family home in a desirable Somerset village location.

EPC Rating: B
Council Tax Band: D

VIEWING TIMES: 9.30am to 4.00pm Monday to Friday.

Material Information

Construction - Traditional Build

Utilities - Electricity, gas, water and mains drainage.

Heating -

Mobile telephone and broadband coverage available. To confirm the nature of the coverage and speeds, etc., please see below:

<https://www.checker.ofcom.org.uk/en-gb/mobile-coverage>

<https://www.checker.ofcom.org.uk/en-gb/broadband-coverage>

For information regarding flooding, please see below:
[flood-map-for-planning.service.gov.uk/location](https://www.flood-map-for-planning.service.gov.uk/location)

Planning - To view planning applications in the local area, please see below:
<https://www.somerset.gov.uk/planning-buildings-and-land/view-and-comment-on-a-planning-application/>

Fees apply;

Directions

Further Information

The deposit required is £2,307

- Holding deposit; The holding deposit of 1 weeks rent will be retained and put towards the first months' rent, subject to successful referencing. The holding deposit is non-refundable if the tenancy does not go ahead due to the tenants providing false or misleading information, pulling out or failing the right to rent check. Details will be put in writing to the tenants within 7 days of the application not proceeding.
- Late payment of rent; 3% above the Bank of England base rate which, after 14 days can be backdated to the day rent was due.
- Any alternations/variations to the tenancy agreement; £50.
- Early termination fee (with landlords consent) £510.00.
- All charges are inclusive of vat.

A property cannot be held in reserve until all relevant monies have been paid.

- Any keys or security devices that are lost during the tenancy will be charged to the tenant.

Accommodation

All measurements are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC