





£367,500

To View:

Holland & Odam
3 Farm Road, Street, Somerset BA16 0BJ

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street@hollandandodam.co.uk



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Energy Rating **F**

Council Tax Band **D**



Services

Mains electric, water and drainage are connected. LPG central heating.

Local Authority
Somerset Council
03001232224
somerset.gov.uk

Tenure
Freehold

Location

The village of Chilton Polden is conveniently located for access to the M5 motorway interchange at Dunball, Bridgwater some 5 miles distant. This Polden Hill village offers local amenities including a pub and Village Hall with a primary school in Catcott and a doctors surgery, Post Office and shop in Edington whilst more comprehensive facilities can be found in Bridgwater to the West and the thriving town of Street to the East. The major centres of Bristol, Taunton and Exeter are within commuting distance.

Description

Leading from the front, the property is entered via an enclosed porch area before entering a spacious 'L' shaped hallway giving access to all rooms, two convenient storage cupboards and loft hatch to roof space which is centrally boarded and provides a light and ladder. The living room is bright and airy boasting a large window to the front and features a wall mounted modern electric fire. The kitchen overlooks the rear garden and serves as a dining space also. Fitted with a range of modern wall and base units, worktops over with inset stainless steel one and a half bowl sink with drainer and space for electric cooker, dishwasher and fridge-freezer. A door leads to the rear porch area giving access to the WC, rear garden and a utility/ study. Formerly the garage, this now provides an area for washing and drying appliances and is fitted with base units, worktop over with inset stainless still sink and a window over looking the rear garden. A modern 'Navien' combination LPG boiler is wall mounted in the corner of the room and a door giving access to the front driveway. There are three good size bedrooms, with the addition of a conservatory leading off the third bedroom. The bathroom consists of a white suite comprising, panel bath with mains shower over and curtain screen, wash basin and WC.

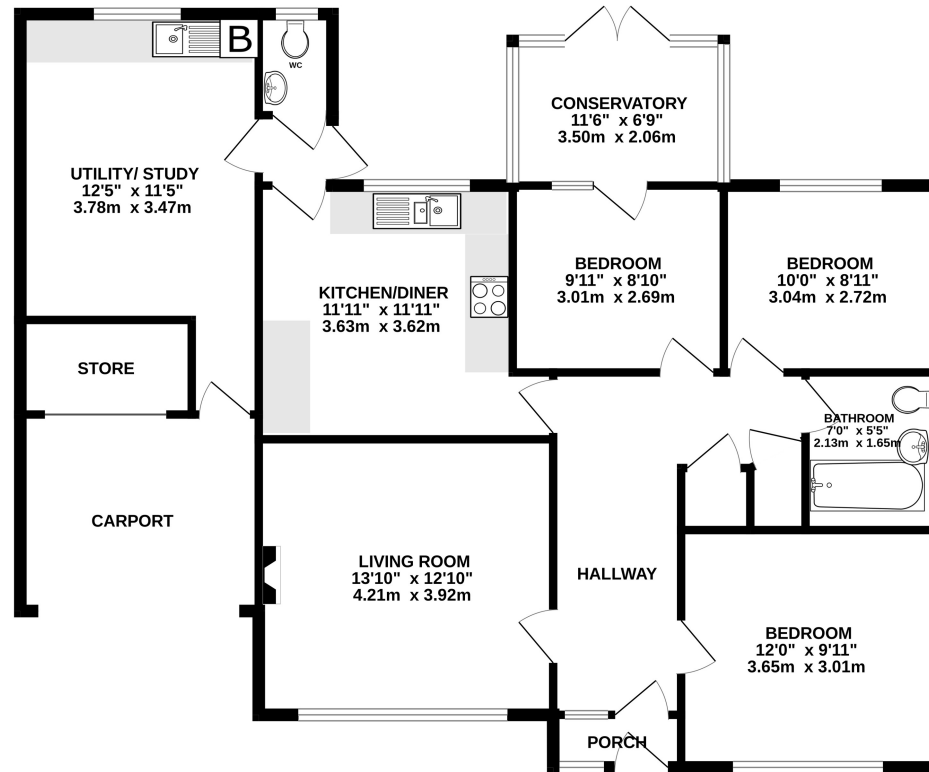
The front of the property offers low level wall and fence boundaries and is mainly laid to lawn with a range of shrub borders. The LPG tank is situated on the lawn area and there is a gate to the side of the bungalow, leading to the rear garden. A generous turn point driveway provides ample off road parking and directs you towards the carport and former garage. The front of the garage has been retained to provide a store and is accessed via the original up and over door. The rear garden is fully enclosed, predominantly laid to lawn and features a natural stone wall to the rear. A good size patio area provides an ideal space for entertaining and a convenient shed for storage.

Directions

From Street take the A39 towards Bridgwater, through the villages of Ashcott and Walton. After approximately 6 miles turn right signposted to Catcott and Edington. At the crossroads, turn left and proceed through Edington into the adjoining village of Chilton Polden. Take the next left at the Parish Church into Church Lane. Continue through a few bends including a sharp left hand bend where the bungalow will be found on the left hand side.



GROUND FLOOR
1234 sq.ft. (114.6 sq.m.) approx.



TOTAL FLOOR AREA : 1234 sq.ft. (114.6 sq.m.) approx.

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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