



£309,950

At a glance...



3



2



2



EPC

C



COUNCIL
TAX

D

**holland
& odam**

2 White Meadow
Chilton Polden
Somerset
TA7 9EZ

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From Street proceed on the A39 towards Bridgwater passing through the villages of Walton and Ashcott. After approximately six miles turn right signposted to Catcott. Drop down the hill and upon reaching the crossroads, turn left and continue into Edington. Proceed along Broadway passing Edington surgery on your left and then Gwilliams store also on your left. Pass The Leather and Lace on your left and take the next left in Chapel Close continue onto Hayne Walk, the property is tucked around to the left in an extended cul-de-sac, White Meadow.

Services

Mains electricity, water and drainage are connected. Air sourced heat pump system providing hot water and central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold
Estate/Management Charges £TBC



Location

The property is situated in an attractive cul-de-sac in the village of Chilton Polden with access to the M5 junction 23 - some 5 miles distant. Chilton Polden has a Village Hall and a pub and there are primary schools in Catcott and Woolavington, doctors' surgeries at Edington and Woolavington, and a small store and Post Office in Edington. Comprehensive shopping and leisure, arts and sports facilities can be found in Bridgwater, Street and Taunton. Bristol, Bath and Exeter are within easy commuting distance. Bristol airport is 45 minutes by car and London is 3.5hrs via the M5/M4. The property is situated on the Somerset 'Levels' which is a great area for cycling.

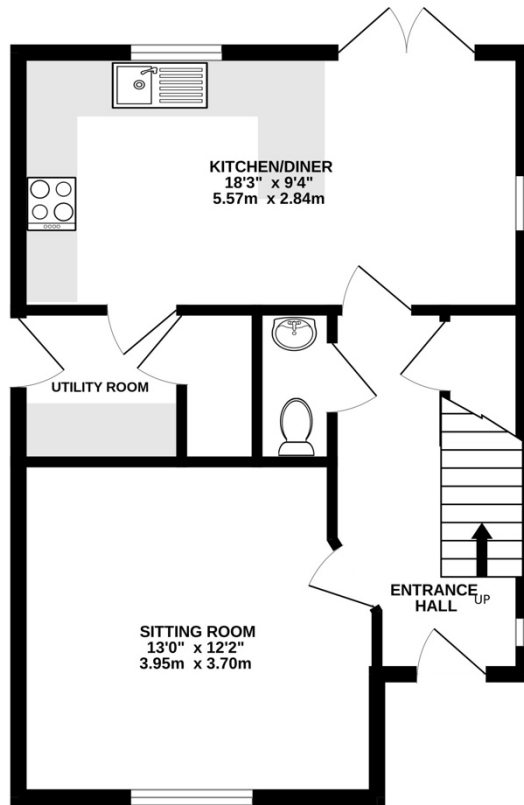
Insight

A superb opportunity to purchase a meticulously maintained, attractively designed and beautifully presented three bedroom detached house built in 2021, boasting tasteful fixtures and fittings, a desirable south-west facing garden and ample off road parking.

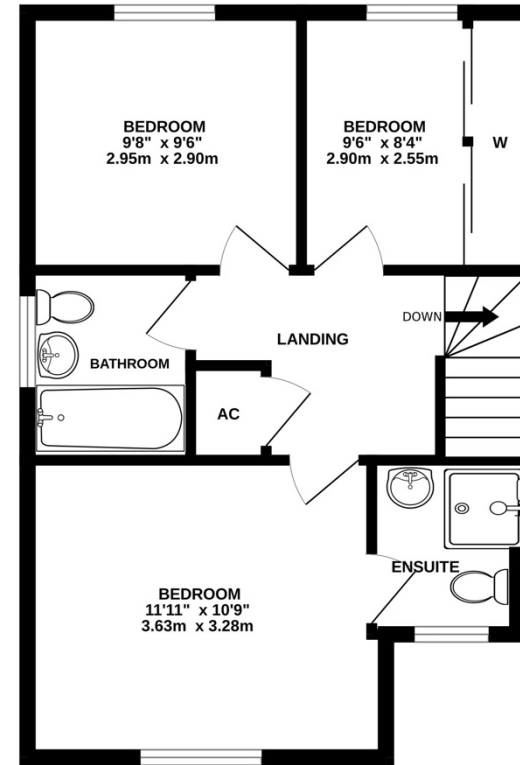
- Boasting comfortable living accommodation including a light and spacious kitchen diner which opens onto the garden and a lovely sitting room, together ideal for families and sociable buyers alike.
- Tastefully appointed kitchen comprising ample storage units, granite effect worktops, built-in oven and hob, space for a dishwasher, tall fridge/freezer and room for a family size table and chairs.
- Stylish and functional the home also features a wide hallway with under stair storage, cloakroom, utility room with large walk-in store cupboard and an airing cupboard.
- Enjoying three bedrooms, one with large built-in mirrored wardrobes and a master bedroom with en-suite shower room and family bathroom both stylishly appointed with white sanitary ware
- Attractive front and rear outside spaces with a desirable south-west facing rear garden, comprising lawn, flowering shrub borders, patio, shed, side access and tandem driveway parking for three cars
- Nearly new, built in 2021, buyers will enjoy the peace of mind offered with the remaining years of a 10-year NHBC warranty, double glazing and air sourced heat pump system.



GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 933 sq.ft. (86.7 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.
Made with Metropix ©2023

DISCLAIMER

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. 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.

DATA PROTECTION. Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.



Call us now to view: **01458 841411**