



£270,000

At a glance...



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**holland
& odam**

The Cottage
Priory Road
Chilton Polden
Somerset
TA7 9EH

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 seven miles take a sharp right hand turn into Priory road and continue down the hill entering the village. Pass Scrubbits lane on the right and follow the road until reaching the T junction. The property will be found on the right hand side and will be easily identified by our For Sale Board.

Services

Mains electricity, water and drainage are connected. Oil fired central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Chilton Polden is a popular village situated on the Polden Hills which is conveniently located for access to the M5 J23 at Dunball, some five miles distance. The neighbouring village offers local amenities including, Village Hall, Doctors surgery and Post Office/shop at Gwilliams Store. There is an excellent primary school in the neighbouring village Catcott along with two further pubs. More comprehensive facilities can be found in Bridgwater to the West and Street to the East. The thriving centre of Street is approximately 7 miles and offers facilities including Strode Theatre, Strode College, both indoor and open air swimming pools and a wide range of shops including Clarks Village - complex of factory shopping outlets. The major centres of Bristol, Taunton and Exeter are each within driving distance.

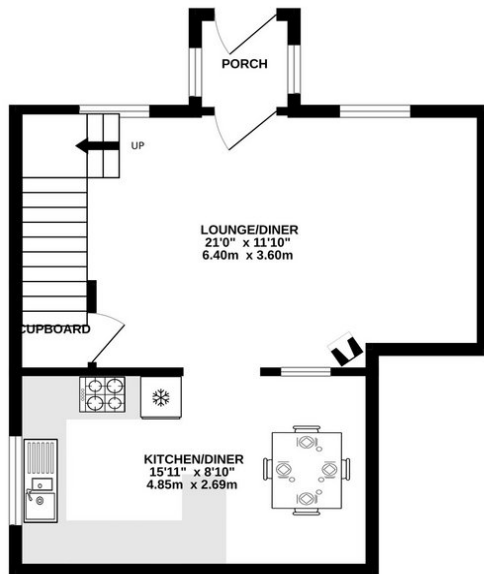
Insight

An exciting opportunity to purchase a quintessential chocolate box Cottage located in the highly desirable village of Chilton Polden. This charming three bedroom cottage is neatly presented and tastefully decorated throughout boasting characterful features such as exposed wooden beams, deep window sills, multi fuel stove as well as its own garden well. Early viewing is highly advised to avoid disappointment.

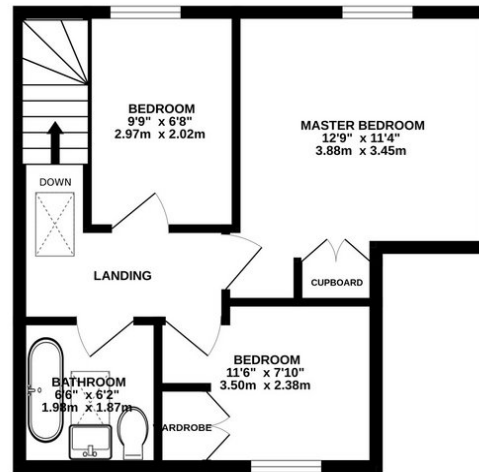
- A perfect blend of old world charm and modern appeal, with the oldest part of the cottage dating back to the 1700's.
- Adorned with exposed wooden beams giving the room a rustic yet charming feel, the sitting room is light and airy with a multi fuel stove adding warmth and comfort to the room.
- Country style kitchen/diner fitted with a range of wall, base and drawer units, oven and hob, integrated fridge/freezer with space for under counter appliances and dining table and chairs.
- Affording three bedrooms, with two being considered good sized doubles and both with the added benefit of built in storage space.
- Beautifully presented family bathroom comprising roll top bath with rainfall shower over, wash basin and WC all flooded with an abundance of natural light from the skylight above.
- The front garden has been wonderfully landscaped, mainly laid to lawn and edged with a variety of perennials offering privacy and creating a peaceful space for enjoying alfresco dining.
- Benefiting from off road parking and garage which has been fitted with an up and over door, power and light. This provides a versatile space which can be used for storage or as a workshop.



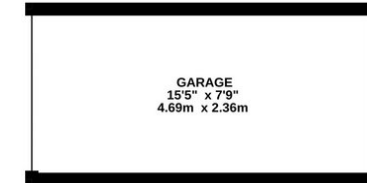
GROUND FLOOR



1ST FLOOR



GARAGE



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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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.

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