



£330,000

At a glance...



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**holland
& odam**

Four Winds
Broadway
Chilton Polden
Somerset
TA7 9EW

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 for a further mile into Chilton Polden along Broadway. Pass the pub and the Bungalow will be found on the left hand side, set back from the main road and easily identified by our For Sale Board.

Services

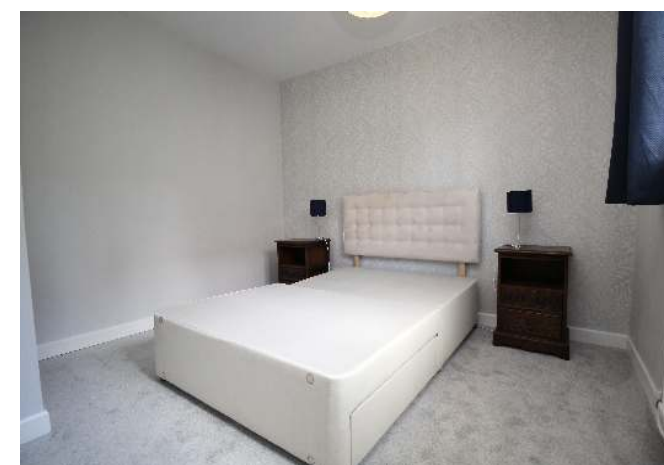
Mains electricity, water and drainage are connected. Oil fired central heating system.

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.

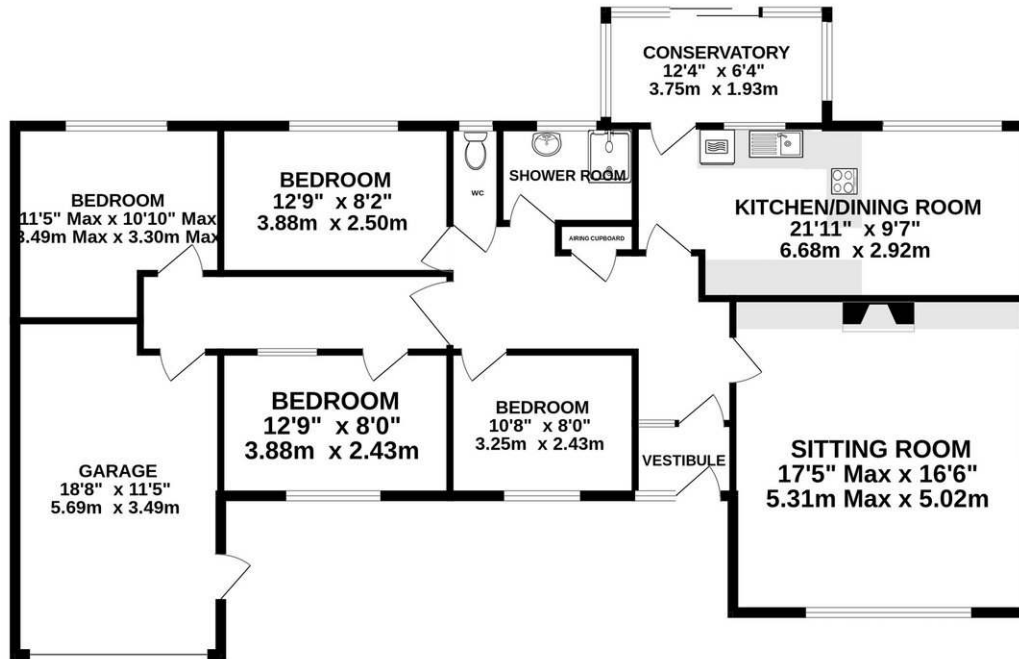
Insight

We are pleased to bring to market a delightful, well proportioned four bedroom detached bungalow in the popular village of Chilton Polden. Set back from the main road, the property boasts spacious living accommodation throughout, four bedrooms, shower room, kitchen/dining room, conservatory, garage, south facing rear garden and ample parking for multiple vehicles. This is one not to be missed, and early viewing is highly advised.

- Enjoying a generous sized sitting room which is bright, airy and flooded with natural light from the large window which takes in the outlook over the garden.
- Neatly presented kitchen which has been fitted with a range of wall, base and drawer units, integrated oven and hob, ample worktop and space for under counter appliances.
- The dining area has more than enough space for a family size table and chairs which makes it the perfect spot for entertaining and enjoying family dinners.
- Boasting a south facing conservatory which revels in the daytime sun and gives direct access out to the garden. Also, conveniently fitted with space and plumbing for a washing machine.
- Affording four bedrooms; three of which would be considered good size doubles with enough space for free standing furniture.
- The Bungalow is serviced by a shower room and separate WC which could be incorporated in the future to make one larger family bath/shower room.
- Attractive well-maintained garden laid mainly to lawn, edged with mature flowering and shrub borders perfect for those with green fingers.
- Set back from the main road, driveway parking for multiple vehicles leads up to the property, where a single garage and large workshop can be found with power and light connected to both.



GROUND FLOOR
1605 sq.ft. (149.1 sq.m.) approx.



TOTAL FLOOR AREA : 1605 sq.ft. (149.1 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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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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