



£439,950

*At a glance...*



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**holland  
& odam**

12 Willmotts Close  
Chilton Polden  
Somerset  
TA7 9DL

**TO VIEW**

3 Farm Road, Street,  
Somerset BA16 0BJ

**01458 841411**

[street@hollandandodam.co.uk](mailto:street@hollandandodam.co.uk)





## Directions

From Street take the A39 towards Bridgwater. After approximately 6 miles turn right signposted to Edington. Proceed downhill and on reaching the crossroads, turn left onto The Broadway. Continue into the village of Chilton Polden and Willmotts Close is on the left-hand side. Proceed into Willmotts Close and follow for a short distance, and the property will be found on the right hand side and identified by our for sale board.

## Services

Mains electricity, water and drainage are connected. Electric heating system.

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://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.

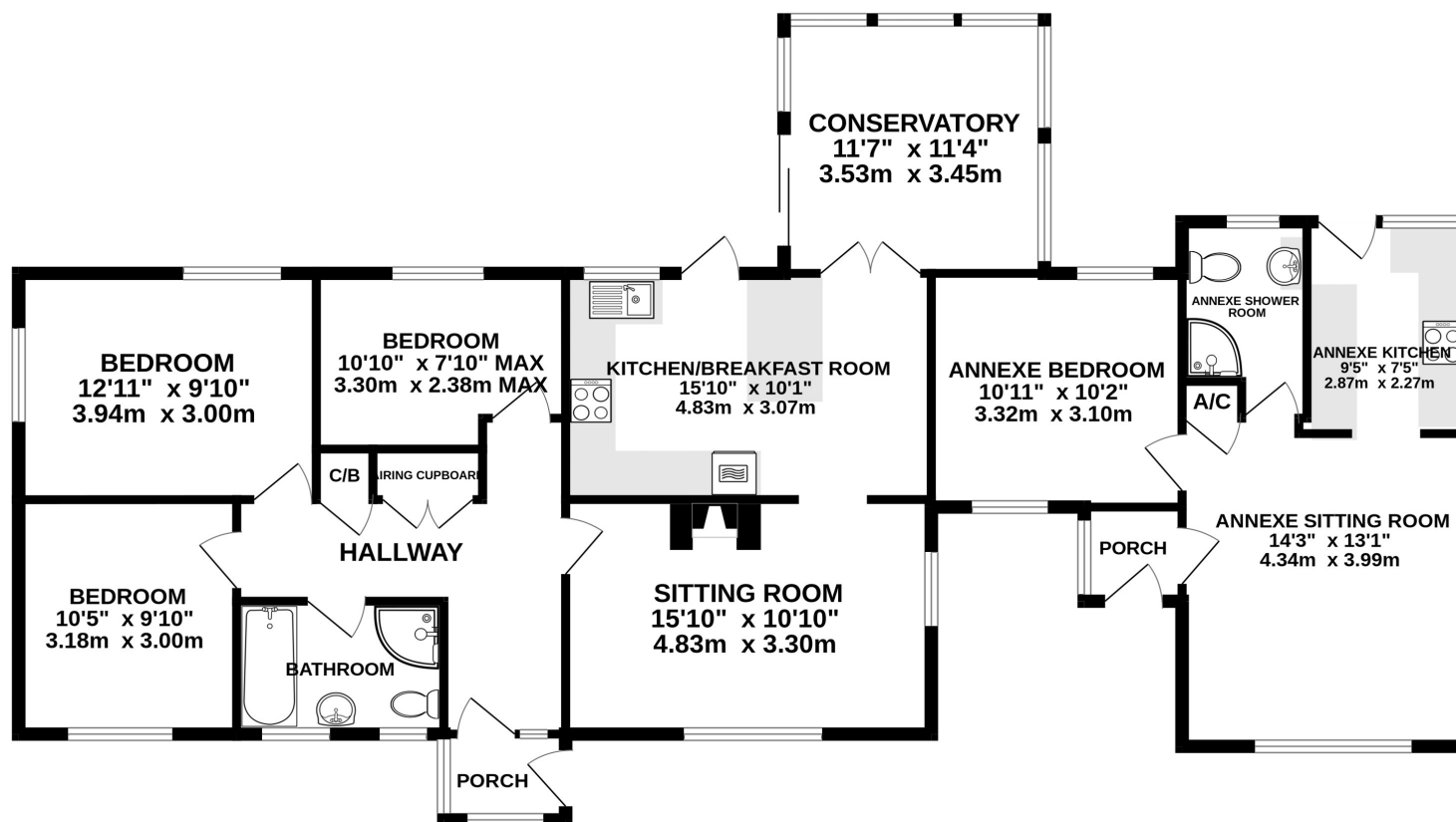
## Insight

An excellent opportunity to purchase this beautifully presented and well maintained three bedroom bungalow with the added advantage of an adjoining one bedroom annexe, perfect for multi-generational buyers, or those seeking additional income. This is a must see to truly appreciate what is on offer here, early viewing is highly advised.

- Situated in a quiet cul-de-sac in the desirable village of Chilton Polden boasting an enclosed rear garden and off road parking.
- This delightful sitting room features bright and airy dual-aspect windows, flooding the space with natural light with a wood-burning stove adding charm, creating a warm and inviting atmosphere.
- Well appointed kitchen fitted with a range of wall, base and drawer units, integrated oven and hob, breakfast bar and space for free standing fridge/freezer and under counter appliances.
- The conservatory offers lovely views and direct access to the garden and is currently used as a dining area by our vendor, it provides a versatile and light-filled space to enjoy all year-round.
- Affording three bedrooms, including two generous sized doubles and a spacious single, offering well proportioned accommodation suitable for a variety of needs.
- Serviced by the family bathroom which comprises corner shower enclosure, panelled bath, wash basin and WC.
- Neatly presented one bedroom, self contained annexe complete with its own entrance, sitting room, kitchen and shower room, as well as access out to the rear garden.
- Featuring a superbly sized, fully enclosed rear garden, mainly laid to lawn with mature shrub borders, two raised decks, two large sheds, and a greenhouse, ideal for families and keen gardeners.
- The front of the property is laid to lawn for ease of maintenance and boasts driveway parking for multiple vehicles.



GROUND FLOOR  
1374 sq.ft. (127.6 sq.m.) approx.



TOTAL FLOOR AREA : 1374 sq.ft. (127.6 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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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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