



£270,000

*At a glance...*



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**holland  
& odam**

1 Chapel Court  
Broadway  
Chilton Polden  
Bridgwater  
Somerset  
TA7 9FW

**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 passing through the villages of Ashcott and Walton. After approximately 6 miles turn right signposted to Catcott and Edington. At the crossroads where The King William pub will be in front of you, turn left and proceed passing through Edington (where the doctors surgery, village hall etc will be on your left) into the adjoining village of Chilton Polden. Continue along and just after you pass the Leather and Lace bar the property will be found on the right hand side and easily identified by our for sale board.

## Services

Mains electricity, water and drainage are connected. Oil fired central heating system. Solar panels owned by the property.

## Local Authority

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

## Tenure

Freehold





## Location

The property is situated in the heart of the village of Chilton Polden which 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.

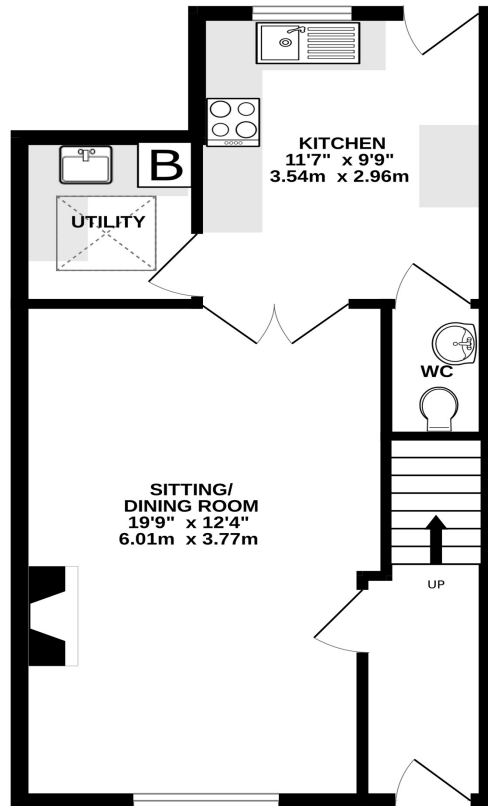
## Insight

An attractive three-bedroom stone-built cottage offering character, comfort, and convenience in a sought-after village setting. The property features a spacious lounge/diner, perfect for modern family living, along with off-road parking, a garage, and a private garden.

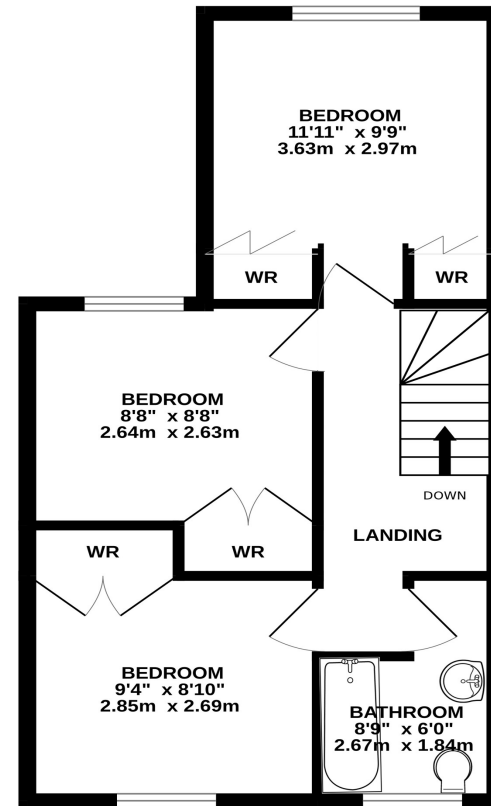
- Enjoying a generously proportioned lounge/diner with ample space for furniture, with wood burning stove at the centre and doors leading through to the kitchen.
- Neatly presented kitchen that has been fitted with a range of wall base and drawer units, built in oven and hob, breakfast bar and space for free standing fridge/freezer.
- Useful downstairs WC and separate utility room with plumbing for washing machine and tumble dryer, adding practicality to this delightful home.
- Affording three bedrooms; two of which would be considered good size doubles and a large single. All benefit from convenient built in wardrobe space.
- Serviced by the family bathroom which consists of panelled bath with shower over, wash basin and WC.
- Enclosed, low maintenance rear garden featuring an elevated deck with steps down to an area laid with artificial grass.
- To the rear of the property there is a single garage with up-and-over door and off-road parking space for one vehicle provides convenient storage and access.



GROUND FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 870 sq.ft. (80.8 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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