





£309,950

To View:

Holland & Odam

3 Farm Road, Street

Somerset, BA16 0BJ

01458 841411

street@hollandandodam.co.uk



2



1



1

Energy
Rating

D

Council Tax Band D



Services

Mains electricity, water and
drainage are connected.

Oil fired central heating system.

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

From Street take the A39 towards Bridgwater. After approximately 6 miles (passing through the villages of Walton and Ashcott en route), turn right, signposted to Catcott, Edington, Chilton Polden and Burtle. Proceed downhill and on reaching the crossroads (King William Inn opposite) turn left into The Broadway. Continue into Chilton Polden and Willmotts Close will be found on the left-hand side. A short distance after entering the Close, turn right into a private driveway leading to Rosedale.

Description

Set within a peaceful cul-de-sac in the ever-popular village of Chilton Polden, this attractive link-detached bungalow offers well balanced accommodation and a beautifully kept garden that enjoys a sunny southerly aspect. The property is offered to the market with no onward chain.

Inside, the property opens into a welcoming hallway with access to all principal rooms. The sitting room is a bright generously proportioned room with sliding doors leading onto the garden and a central fireplace creating a homely focal point. At the heart of the bungalow lies a spacious kitchen and dining room, fitted with a range of neutral shaker-style units and integrated appliances, and enjoying garden access via further glazed patio doors that open to a paved terrace. The room is both practical and sociable, ideal for everyday living and entertaining alike.

Two well-proportioned double bedrooms lie to the front of the property, one of which features fitted wardrobes, while the other provides ample space for free standing furniture. The bathroom is smartly appointed with bath and shower over, vanity basin and heated towel rail. A built-in linen cupboard completes the internal layout, all of which is presented to a high decorative standard and has clearly been well cared for, offering a turnkey opportunity for downsizers, small families or those seeking single-level living in a well-connected village location.

Location

The property is situated within the heart of the village of Chilton Polden which is conveniently situated for access to the M5 motorway interchange at Dunball (Junction 23). The Polden Hills range of villages offer local amenities including pubs, café, gym, active village halls, well regarded Primary Schools in Catcott and Bawdrip and a doctors surgery, Post Office and shop in neighbouring Edington. 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.



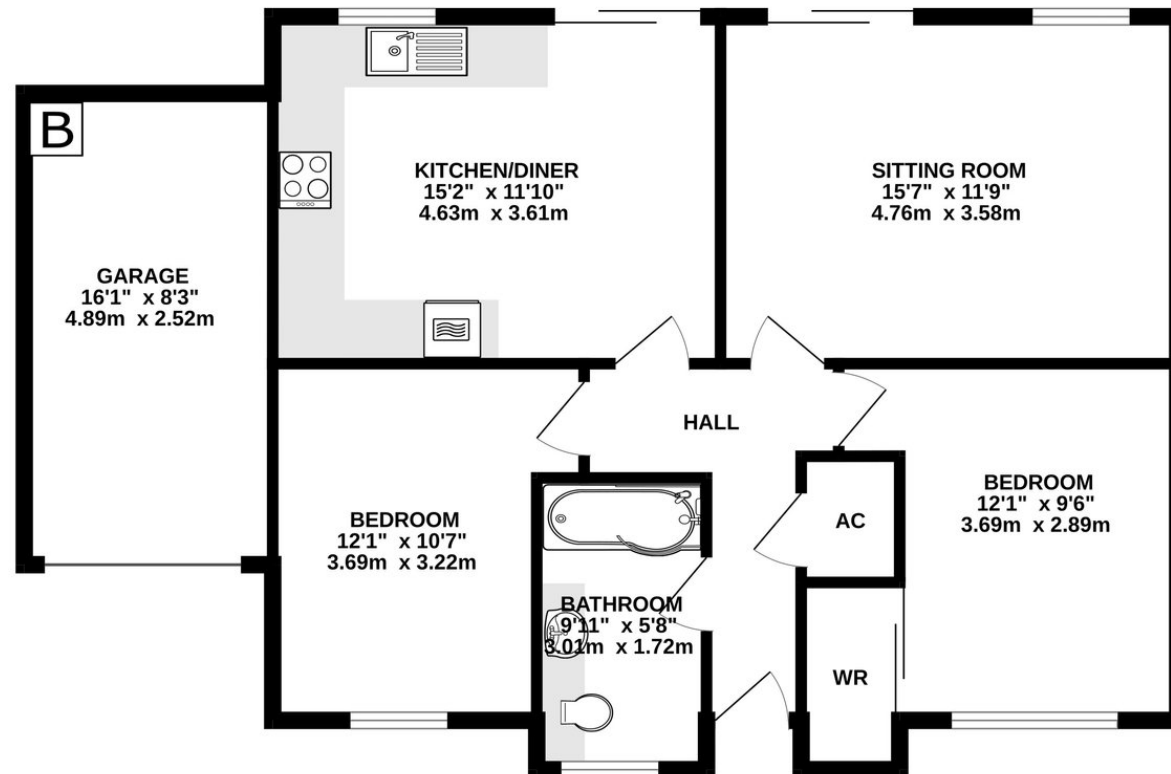


To the front of the property there is a neat open-plan garden, flanked by a tarmac driveway affording parking for two or more vehicles, together with access to the attached single garage which has been fitted with an electric roller door. The rear garden is a particular highlight, facing south and landscaped for ease of maintenance. A paved patio terrace lies directly outside the rear doors and provides the perfect spot for outdoor dining, while a lawn stretches across the width of the plot, edged with deep, well-stocked borders. A side gate leads conveniently back to the front of the house.

- Link-detached bungalow in a private and secluded cul-de-sac within Chilton Polden, close to countryside walks and only a short drive from local town amenities
- Spacious kitchen/dining room with ample fitted units, integrated appliances and patio doors opening directly to the garden, offering a sociable and functional everyday layout
- Bright and well-proportioned sitting room with a central feature fireplace and further patio doors leading out to the paved terrace and attractive rear garden beyond
- Two double bedrooms including a front-facing principal room with generous fitted wardrobes, both offering comfortable proportions and ample room for free standing furniture
- Smartly fitted, fully tiled bathroom with bath and shower over, vanity basin with storage and heated towel rail. Linen cupboard with hot water tank accessed from the hallway.
- Beautifully maintained south facing garden with well-stocked borders, private patio area and level lawn, all enclosed by fencing and mature planting for privacy



GROUND FLOOR
883 sq.ft. (82.1 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.1 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.
Made with Metropix ©2025

RESIDENTIAL LETTINGS : Holland & Odam offer a comprehensive residential lettings service. Whether you are a landlord or a tenant, please contact any of our offices to discuss your requirements.

FINANCIAL SERVICES : Would you like to have the opinion of a fully Independent Financial Adviser who has access to the entire mortgage market place and could help you consider all aspects of financing your proposed purchase? If so, please ring us on 01458 841411 and we can arrange a free consultation for you at a time and a place to suit you with The Levels Financial. *

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.

*YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR ANY OTHER DEBT SECURED ON IT. WRITTEN QUOTATIONS ARE AVAILABLE ON REQUEST.