

£390,000



At a glance...



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**holland
&odam**

1 Townsend Lane
Chilton Polden
Somerset
TA7 9EL

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. Turn onto Townsend Lane on your right. The property will be found on the right hand side and will be easily identified by our For Sale Board.



Services

Mains electricity, gas, 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.

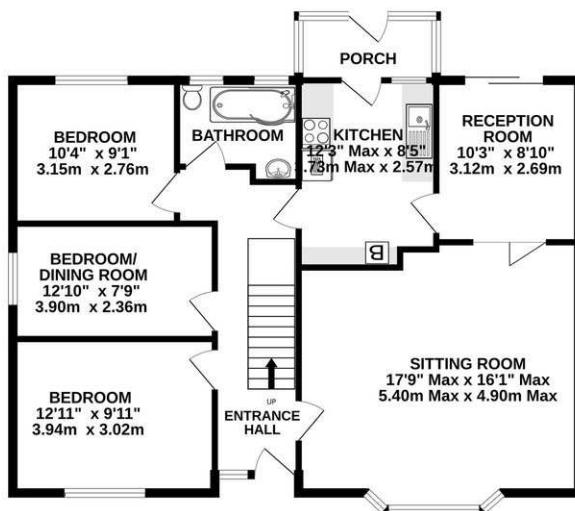
Insight

Situated in a popular village location, this deceptively spacious four-bedroom chalet bungalow occupies a generous corner plot and offers versatile accommodation throughout. The property benefits from a good-sized garden, ample off-road parking and a garage. In need of modernisation, it presents an excellent opportunity for buyers to update and personalise a well-proportioned home in a sought-after setting. Available with no onward chain and vacant possession.

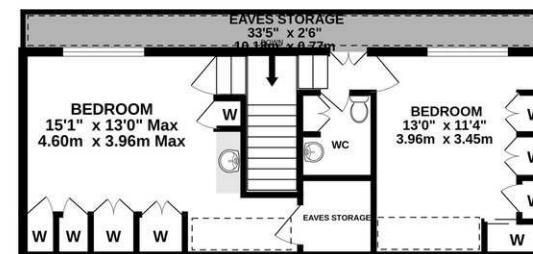
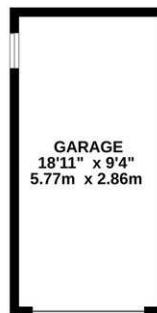
- Enjoying a spacious, dual-aspect sitting room filled with natural light, featuring a charming bay window seat and an inset feature fireplace, creating a bright and welcoming living space.
- An additional reception room, ideal as a breakfast or dining room, with sliding doors opening directly onto the rear garden.
- Neatly presented kitchen featuring a range of wall, base and drawer units, integrated oven and hob, with space for under counter appliances. Here a door leads out to the rear porch.
- A good-sized dining room ideal for formal meals, offering flexibility to be used as a ground-floor bedroom or study if required.
- Affording four bedrooms arranged over two levels; three of which would be considered good size doubles with ample room for free-standing furniture.
- The property is serviced by the family bathroom comprising a bath with shower over, wash basin, wc and heated towel rail. Upstairs there is also a useful WC with airing cupboard.
- Boasting a desirable south-facing rear garden with a large lawn, patio area and mature shrub-filled borders, complemented by a useful garden shed for storage.
- The front is retained behind a natural stone wall with decorative borders and lawn, offering ample driveway parking leading to a garage with up-and-over door, power and light.



GROUND FLOOR
1150 sq.ft. (106.8 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 1582 sq.ft. (147.0 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

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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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