



GIBBINS RICHARDS 

4 Bath Brick Close, Chilton Trinity, Nr. Bridgwater TA5 2NS

£425,000

GIBBINS RICHARDS   
Making home moves happen



An executive style four bedroom detached house located on the Brick Works development in the popular Chilton Trinity village. The property benefits from off road parking, double garage, UPVC double glazing throughout and warmed by gas central heating. The accommodation comprises in brief; entrance hallway, cloakroom, spacious sitting room and kitchen/dining/family room. To the first floor are four bedrooms (master with en-suite shower room and family bathroom. Front and rear gardens.

Tenure: Freehold / Energy Rating: B / Council Tax Band: E

The property is located in a quiet position within the popular village of Chilton Trinity which is located just north of Bridgwater and within easy access to town amenities. Bridgwater town itself also offers easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

EXECUTIVE FOUR BEDROOM DETACHED HOUSE  
OFF ROAD PARKING  
DOUBLE GARAGE  
GAS CENTRAL HEATING  
UPVC DOUBLE GLAZING  
PRIME LOCATION  
FRONT & REAR GARDENS  
GROUND FLOOR CLOAKROOM / FAMILY BATHROOM / EN-SUITE SHOWER ROOM







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Entrance Hallway

Sitting Room

Kitchen/Dining/Family Room

Utility Room

Cloakroom

First Floor Landing

Bedroom 1

En-Suite Shower Room

Bedroom 2

Bedroom 3

Bedroom 4

Family Bathroom

Outside

AGENTS NOTE

Stairs to first floor. Doors to kitchen/dining room, sitting and cloakroom. Understairs storage cupboard.  
 21' 0" x 11' 6" (6.4m x 3.5m) Triple aspect windows.  
 24' 11" x 11' 2" (7.6m x 3.4m) Double opening doors to rear garden. Rear and side aspect windows. Equipped in a modern range of matching floor and wall units with integrated appliances including double oven, gas hob with extractor fan over, dishwasher and built-in fridge/freezer. Door to;  
 6' 3" x 5' 7" (1.9m x 1.7m) Rear aspect window. Space and plumbing for washing machine.  
 6' 3" x 3' 3" (1.9m x 1.0m) Low level WC and wash basin.  
 Doors to four bedrooms and family bathroom. Airing cupboard. Hatch to loft.  
 12' 2" x 11' 6" (3.7m x 3.5m) Side aspect window. Built-in wardrobes. Door to;  
 7' 10" x 4' 3" (2.4m x 1.3m) Rear aspect obscure window. Modern white suite comprising low level WC, wash hand and walk-in shower. Heated towel rail.  
 11' 10" x 8' 10" (3.6m x 2.7m) Front aspect window.  
 11' 2" x 8' 10" (3.4m x 2.7m) Front aspect window.  
 11' 6" x 9' 2" (3.5m x 2.8m) Side aspect window.  
 10' 6" x 5' 7" (3.2m x 1.7m) Modern white three piece suite comprising low level WC, wash hand basin and bath with overhead shower. Heated towel rail.  
 Off road parking can be found in front of the DOUBLE GARAGE - 18' 4" x 18' 4" (5.6m x 5.6m) with light and power.. Fully enclosed rear garden laid to lawn with patio and decking areas with side access gate. Summerhouse.

This property is subject to an annual fee of approximately £300.00 payable to Lancaster Brooks towards ongoing maintenance and upkeep of the estate. Full details of this can be sought via your Legal Representative.



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GROUND FLOOR  
684 sq.ft. (63.5 sq.m.) approx.



1ST FLOOR  
688 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA: 1372 sq.ft. (127.5 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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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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