



GIBBINS RICHARDS 

The Jays, Front Street, Chedzoy, Nr. Bridgwater TA7 8RF

GIBBINS RICHARDS   
Making home moves happen



A unique opportunity to acquire a large family home set in a 0.8 acre plot with front and rear views to open countryside. As well as the main house the property also has a separate two bedroom Annexe and a double garage which has been partially converted to a one bedroom apartment. This impressive family home is situated on the edge of this popular village and within easy access to Bridgwater's town amenities. This spacious accommodation is fully double glazed and warmed by oil fired central heating. There is gated multiple off road parking to the front and vehicular access to the rear.

Tenure: Freehold / Energy Rating: D / Council Tax Band: G

The village of Chedzoy lies to the east of Bridgwater. Bridgwater itself provides an excellent range of shopping, leisure and financial amenities as well as easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.







**FULLY UPVC DOUBLE GLAZED**  
**OIL FIRED CENTRAL HEATING**  
**MULTIPLE OFF ROAD PARKING**  
**GARAGING (PARTIALLY CONVERTED)**  
**FOUR DOUBLE BEDROOMS**  
**TWO BEDROOM ANNEXE**  
**ONE BEDROOM FLAT**  
**GREAT INCOME POTENTIAL**  
**LARGE PLOT - 0.3 ACRE**  
**PLEASANT COUNTRYSIDE VIEWS**  
**SOUGHT AFTER VILLAGE LOCATION**

## ACCOMMODATION

|                               |  |
|-------------------------------|--|
| Reception Hall                | 26' 6" x 14' 3" (8.07m x 4.34m) (maximum) Open turning staircase to first floor galleried landing. Doors to cloakroom, double opening doors to sitting room, kitchen, dining room and study. Storage cupboard.   |
| WC                            | 7' 3" x 3' 10" (2.21m x 1.17m) Side aspect obscure window. White two piece suite.  |
| Sitting Room                  | 21' 8" x 15' 3" (6.60m x 4.64m) Side aspect window. Sliding doors to conservatory. Open fireplace with stone surround with inset electric fire.  |
| Study                         | 10' 9" x 9' 9" (3.27m x 2.97m) Front aspect window.  |
| Kitchen                       | 14' 3" x 13' 6" (4.34m x 4.11m) (excluding entrance) Rear aspect window. Fitted with a range of matching eye and low level units with integrated appliances.   |
| Utility Room                  | 14' 0" x 10' 10" (4.26m x 3.30m) Doors to front and rear. Digital timer control for heating and water. Velux window.   |
| Dining Room                   | 14' 2" x 13' 1" (4.31m x 3.98m) Front aspect window,   |
| Conservatory                  | 17' 3" x 9' 8" (5.25m x 2.94m) Double opening French doors to rear garden.   |
| First Floor Galleried Landing | Two front aspect windows. Doors to four bedrooms and bathroom. Feature arch recess. Storage cupboards. Hatch to loft.  |
| Bedroom 1                     | 14' 4" x 13' 6" (4.37m x 4.11m) Rear aspect window. Built-in wardrobes. Door to;   |
| En-Suite Bathroom             | 10' 0" x 6' 10" (3.05m x 2.08m) Side aspect obscure window. Three piece matching suite. Airing cupboard with Megaflo hot water cylinder.   |
| Bedroom 2                     | 14' 2" x 11' 5" (4.31m x 3.48m) Front aspect window.   |
| Bedroom 3                     | 15' 4" x 10' 5" (4.67m x 3.17m) Rear aspect window.  |
| Bedroom 4                     | 10' 8" x 9' 9" (3.25m x 2.97m) Front aspect window.  |
| Family Bathroom               | 10' 10" x 10' 0" (3.30m x 3.05m) Rear aspect obscure window. Five piece matching suite comprising WC, Victorian style clawed bath, oversize corner shower cubicle, two wash hand basins with storage under.  |
| Outside                       | To the front of the property there is double electric gates lead to a brick paviour area of multiple off road parking and detached DOUBLE GARAGE (partially converted). The brick paviour area runs to the side of the property providing vehicle access to rear garden if required. At the rear there is a paved patio alongside the property providing pleasant seating area with large expanse of lawn beyond. The rear garden measures approximately in excess of 300' (91.37m) in length by 80' (24.37m) in width and is enclosed by timber fencing and mature hedgerows and predominantly laid to lawn and backs onto open farmland and enjoys a good degree of privacy. |



## Annexe

|                         |   |
|-------------------------|---|
| Kitchen/Living Room     | 11' 10" x 9' 11" (3.60m x 3.02m) Double opening French doors to rear. Run of kitchen units. Storage cupboard with 'Grant' oil fired boiler.                   |
| Bedroom 1               | 9' 8" x 8' 4" (2.94m x 2.54m) Front aspect window.  |
| Bedroom 2               | 9' 8" x 8' 5" (2.94m x 2.56m) Front aspect window. (currently sitting room)   |
| Shower Room             | 10' 0" x 5' 2" (3.05m x 1.57m) Obscure door and window to side. Fitted with a three piece suite comprising low level WC, wash hand basin and enclosed shower. |
| Converted Double Garage | Two doors to the front providing storage.   |
| Kitchen/Sitting Room    | 17' 11" x 7' 5" (5.46m x 2.26m) Row of kitchen units.   |
| Shower Room             | 9' 3" x 2' 6" (2.82m x 0.76m) Low level WC, wash hand basin, enclosed shower cubicle. Stairs to;  |
| First Floor Bedroom     | 17' 11" x 11' 2" (5.46m x 3.40m) (maximum) (restrictive head height) Velux window. Feature port hole style window. Sink.                                      |

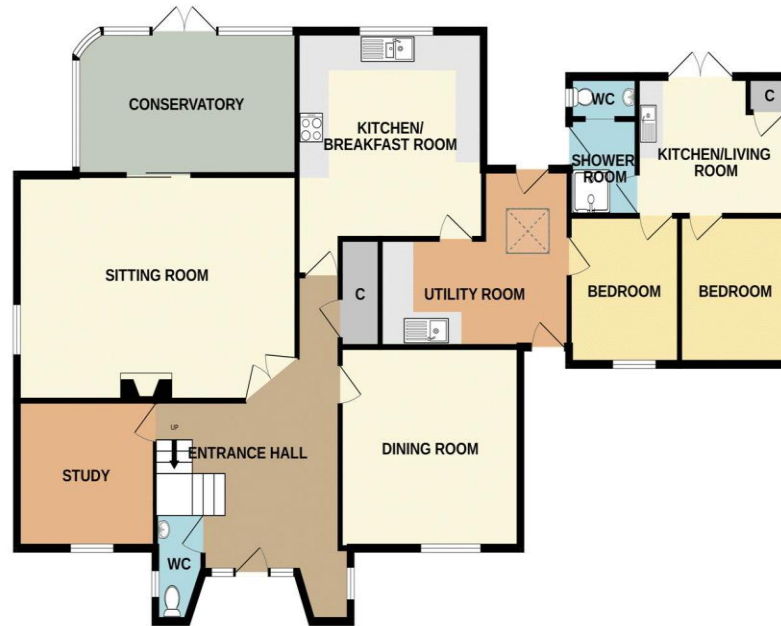




GARAGE/ANNEXE  
465 sq.ft. (43.2 sq.m.) approx.

GROUND FLOOR  
1682 sq.ft. (156.3 sq.m.) approx.

1ST FLOOR  
1091 sq.ft. (101.4 sq.m.) approx.



TOTAL FLOOR AREA : 3238 sq.ft. (300.8 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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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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