



GIBBINS RICHARDS

**Monmouth House, 98 Bath Road, Knowle,
Nr. Bridgwater TA7 8PJ**

GIBBINS RICHARDS 
Making home moves happen

A most spacious, detached chalet bungalow set in large mature gardens which back onto fields. Versatile and contemporary style accommodation includes, a spacious open plan sitting/dining room including multi-fuel fire, large living room with multi-fuel fire, separate study, two ground floor bedrooms and shower room, three first floor bedrooms and shower room. Secure entry gates, multiple off road parking, triple garage and approximately 3/4 acre plot. Internal viewing highly recommended.

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

This well appointed detached chalet bungalow has undergone numerous improvements and extensions in recent years and now provides a wonderful spacious contemporary home with an abundance of versatile living space. One of the features of the property is the large gardens which back onto farmland and includes a wooded copse and range of outbuildings. The property is located within convenient reach of the M5 motorway and is located on the A39 which provides easy access to Street and Glastonbury as well as the picturesque Polden Hills, Bridgwater town centre is just over three miles distant.





CONTEMPORARY STYLE LIVING SPACE
NO ONWARD CHAIN
TWO LARGE RECEPTION ROOMS
FIVE BEDROOMS
TWO SHOWER ROOMS
OIL CENTRAL HEATING
PART UNDERFLOOR HEATING
LARGE GARDENS
SECURE PARKING / TRIPLE GARAGE
PRIVATE DRAINAGE
POTENTIAL FOR AN ARRAY OF USES/BUSINESS
 (subject to planning/building regulations)

ACCOMMODATION

Reception Hall	
Sitting Room	25' 10" x 12' 0" (7.87m x 3.65m) Feature multi-fuel fire. Opening to;
Dining Room	15' 5" x 11' 0" (4.70m x 3.35m) With bi-folding doors to garden.
Kitchen	14' 10" x 10' 11" (4.52m x 3.32m) Comprehensively fitted with an attractive range of floor units with granite worktops. Fitted matching cupboards. Various built-in appliances to include two fan ovens, induction hob, microwave/steamer, fridge/freezer, dishwasher. Underfloor heating. Bi-folding doors to rear garden.
Living Room	26' 2" x 22' 5" (7.97m x 6.83m) (max) Feature multi-fuel fire. Bi-folding doors to garden.
Study	17' 8" x 11' 2" (5.38m x 3.40m) Bi-folding doors.
Bedroom 2	14' 5" x 11' 5" (4.39m x 3.48m) Fitted wardrobe unit.
Bedroom 3	12' 0" x 11' 5" (3.65m x 3.48m) Fitted wardrobes.
Shower Room	Walk-in shower, twin wash basins, WC.
First Floor Landing	
Bedroom 1	19' 5" x 9' 10" (5.91m x 2.99m) Fitted wardrobes. Ample eaves storage. Rural views.
Bedroom 4	13' 2" x 10' 5" (4.01m x 3.17m) Fitted wardrobe. Ample eaves storage.
Bedroom 5	12' 2" x 5' 2" (3.71m x 1.57m) Eaves storage.
Shower Room	Walk-in shower, WC and wash basin.

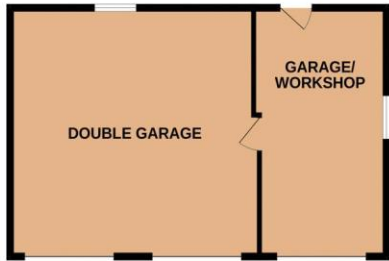


OUTSIDE

Double electronically controlled gates lead onto a large driveway which provides multiple off road parking. Access to a triple garage which has been partially divided and benefits from light, power and plumbing. Access to the rear garden which benefits from a outside shower unit - perfect for cleaning dogs or welly boots! Semi-enclosed sun terrace, extensive lawn with various fruit trees, shrubs and array of sheds, outbuildings with light and power. Corner pergola seating area, small wooded copse and direct access to farm land to the rear which provides pleasant walks along the banks of King Sedgemoor Drain.



BASEMENT
571 sq.ft. (53.0 sq.m.) approx.



GROUND FLOOR
1926 sq.ft. (178.9 sq.m.) approx.



1ST FLOOR
842 sq.ft. (78.2 sq.m.) approx.



TOTAL FLOOR AREA : 3338 sq.ft. (310.1 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.
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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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