



GIBBINS RICHARDS 

The Old Cobblers, 83 Broadway, Chilton Polden, Nr. Bridgwater TA7 9EQ

£342,500

GIBBINS RICHARDS   
Making home moves happen

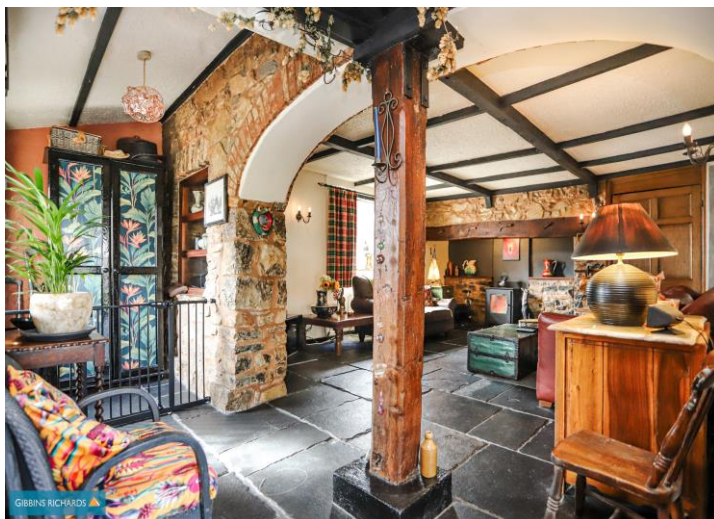
**MUST BE VIEWED!** Character period cottage boasting deceptively spacious and versatile accommodation including sitting room with inglenook and wood burner, study/reception area, dining room, re-fitted kitchen/breakfast room, downstairs bedroom with en-suite cloakroom, two double first floor bedrooms and re-fitted bathroom suite with walk-in shower. Beautiful landscaped rear garden backing onto fields and off road parking.

Tenure: Freehold / Energy Rating: F / Council Tax Band: C

The Old Cobblers is located in a pleasant village setting which backs onto farm land on the picturesque 'Polden Hill's. The property provides spacious and versatile living space and a number of attractive features include inglenook fireplace with wood burning stove, re-fitted kitchen including 'Rangemaster' oven and attractive landscaped rear garden.

Chilton Polden is an attractive village which is located on the outskirts of the 'Polden Hills' and is within easy reach of both Street, Glastonbury and Bridgwater, whilst the M5 motorway is within a ten minute drive away. Within the village there is a pub, church and playing field, whilst primary schooling can be provided at the nearby village of Catcott. The nearby village of Edington provides local amenities to include a post office, village hall and health centre.

BEAUTIFUL CHARACTER COTTAGE  
THREE BEDROOMS  
RE-FITTED KITCHEN/BREAKFAST ROOM  
SEPARATE DINING ROOM  
VERSATILE LIVING ACCOMMODATION  
LANDSCAPED REAR GARDEN  
OFF ROAD PARKING  
POPULAR VILLAGE LOCATION  
[what3words.com/oldest.statement.raves](http://what3words.com/oldest.statement.raves)





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Entrance Lobby	18' 5" x 7' 10" (5.61m x 2.39m)
Sitting Room	Flag stone flooring, inglenook fireplace containing wood burning stove.
Study/Reception	16' 9" x 13' 0" (5.10m x 3.96m) Access to garden.
Bedroom	11' 5" x 11' 6" (3.48m x 3.50m)
En-Suite Cloakroom	5' 11" x 5' 0" (1.8m x 1.53m) WC and vanity wash basin.
Inner Lobby	Access to outside.
Kitchen	23' 2" x 11' 2" (7.07m x 3.41m) Re-fitted with built-in appliances to include fridge/freezer, dishwasher, 'Rangemaster' oven.
Breakfast Area	
Dining Room	16' 6" x 6' 10" (5.03m x 2.08m)
First Floor Landing	
Bedroom 1	16' 5" x 9' 8" (5.00m x 2.94m) with airing cupboard.
Bedroom 2	10' 10" x 9' 2" (3.30m x 2.79m)
Bathroom	12' 5" x 8' 10" (3.78m x 2.69m) including walk-in shower.
Outside	To the front of the property there is off road parking for one vehicle, side access to a private garden which backs onto fields with storage shed, greenhouse and various planting schemes with shrubs, perennials etc.



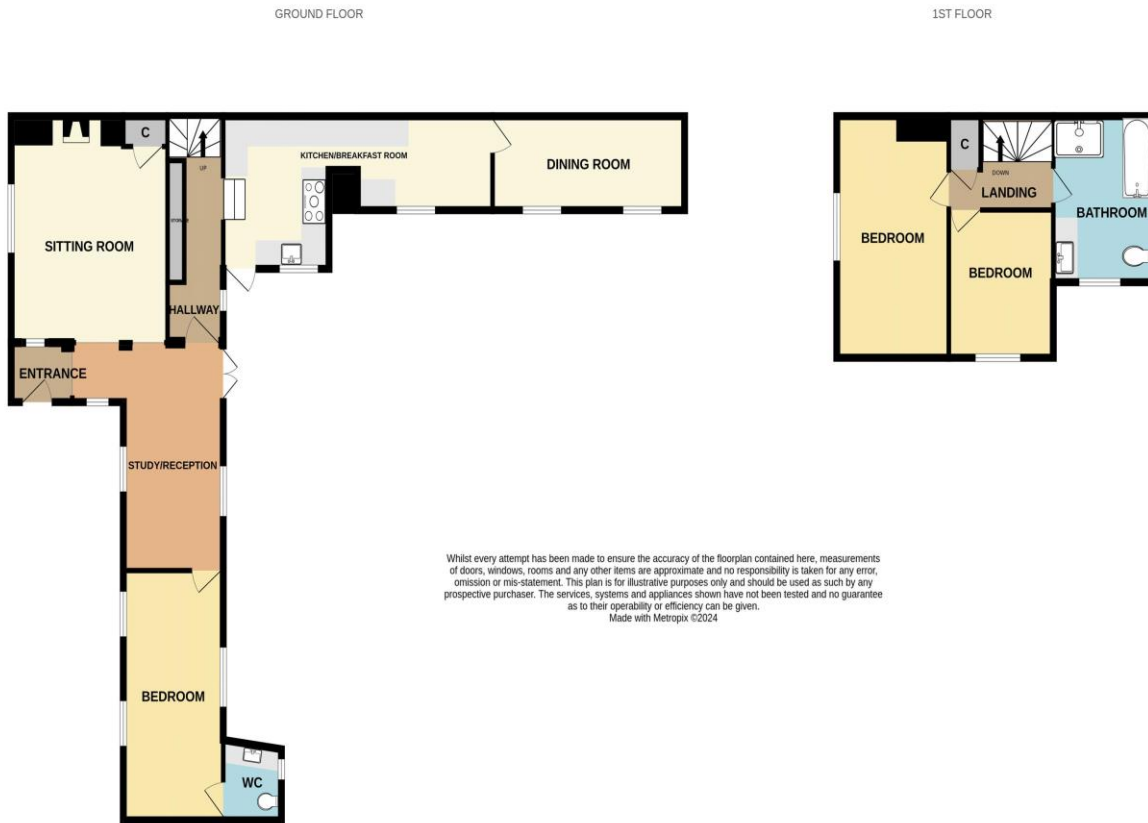
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.  
References 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.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.  
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.  
Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

17 High Street, Bridgwater, Somerset TA6 3BE Tel: 01278 444488  
Email: bw@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk