



The Old Cobblers, 83 Broadway, Chilton Polden, Nr. Bridgwater TA7 9EQ  
£325,000

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  
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Entrance Lobby

Sitting Room

18' 5" x 7' 10" (5.61m x 2.39m) 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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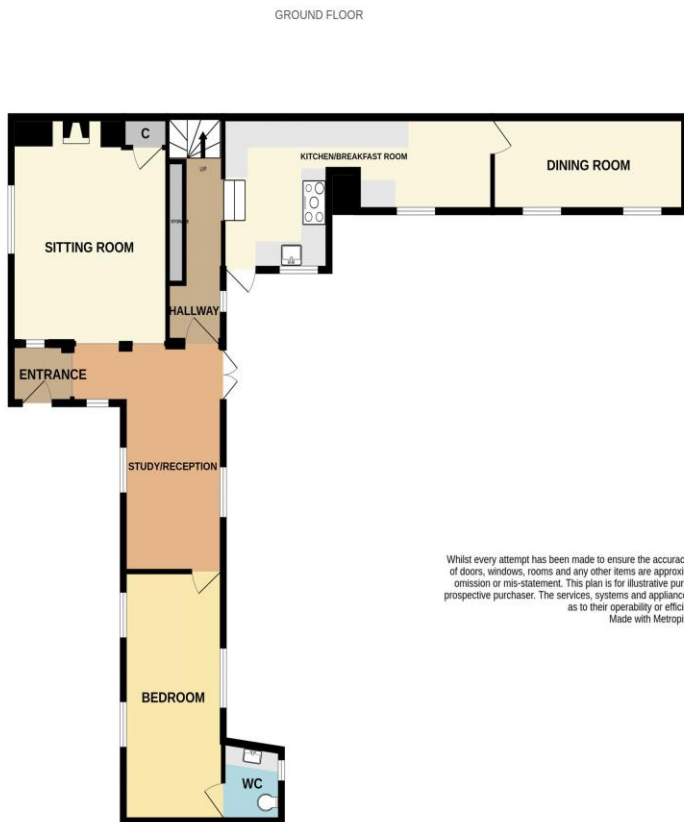


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References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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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