



GIBBINS RICHARDS

12 Chapel Close, Chilton Polden, Nr. Bridgwater TA7 9EP

£269,950

GIBBINS RICHARDS   
Making home moves happen

A well positioned and proportioned three bedroom linked detached bungalow located in the popular village of Chilton Polden. The property is warmed by oil central heating, UPVC double glazing throughout, off road parking for multiple vehicles and single garage. The accommodation comprises in brief; entrance hallway, sitting room, bathroom, kitchen/diner, conservatory and three bedrooms. Front and rear gardens with side access.

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

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.

POPULAR VILLAGE LOCATION  
LINKED DETACHED BUNGALOW  
OIL CENTRAL HEATING  
UPVC DOUBLE GLAZING THROUGHOUT  
CONSERVATORY  
WELL PROPORTIONED BEDROOMS  
SITTING ROOM WITH MULTI-FUEL LOG BURNER  
SINGLE GARAGE / OFF ROAD PARKING





Entrance Hallway

Leading to sitting room, kitchen/diner, bathroom and three bedrooms. Storage cupboard.

Sitting Room

15' 0" x 13' 0" (4.57m x 3.95m) Front and side aspect windows. Multi-fuel log burner.

Kitchen/Diner

13' 0" x 12' 10" (3.95m x 3.92m) Side and rear aspect windows. Door to;

Conservatory

13' 2" x 8' 3" (4.01m x 2.52m) Door to rear garden.

Family Bathroom

8' 6" x 7' 3" (2.6m x 2.2m) Rear aspect obscure window. Fitted in a four piece suite comprising low level WC, wash hand basin, bath and separate shower enclosure.

Bedroom 1

15' 0" x 11' 0" (4.57m x 3.35m) Dual rear aspect windows. Built-in wardrobe.

Bedroom 2

10' 11" x 10' 7" (3.34m x 3.22m) Front aspect window. Built-in wardrobe.

Bedroom 3

10' 1" x 6' 11" (3.08m x 2.10m) Front aspect window.

Outside

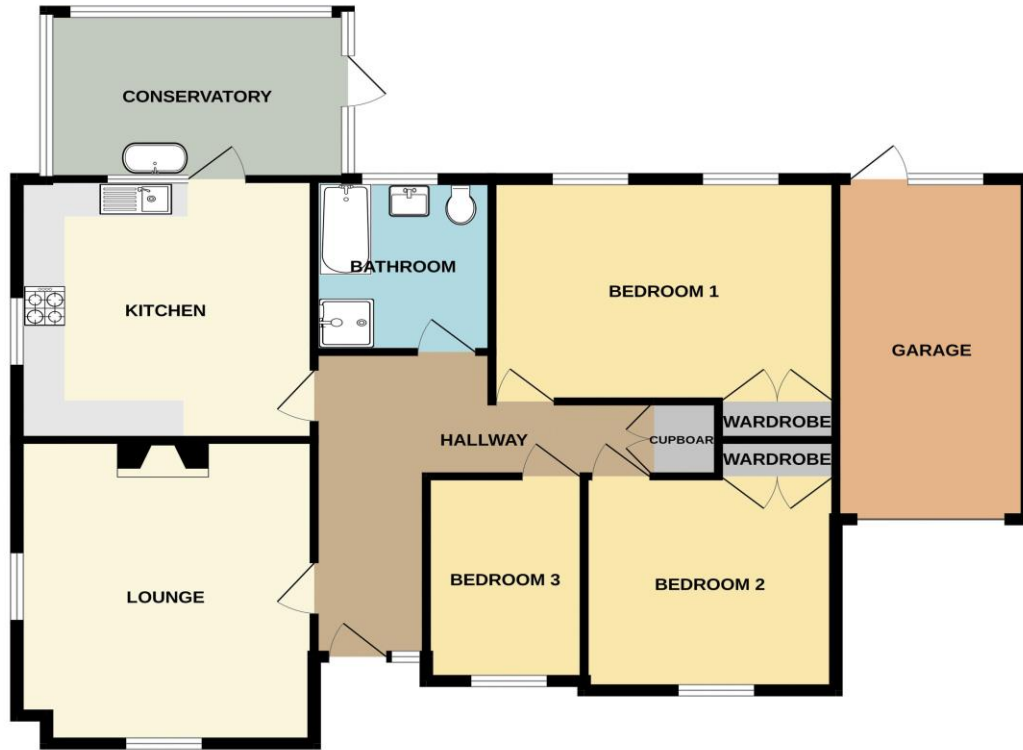
To the front there is off road parking and single garage. Fully enclosed private rear garden.

Single Garage

16' 10" x 8' 4" (5.12m x 2.55m) Up and over garage door. Rear aspect window and door to garden.



GROUND FLOOR



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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