



GIBBINS RICHARDS   
Making home moves happen

15 Willmotts Close, Chilton Polden, Nr. Bridgwater TA7 9DL  
**£294,000**

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A three bedroom extended semi-detached house located in the popular Chilton Polden village. The property is warmed via oil central heating, UPVC double glazing throughout, ample off road parking with the addition of a studio/home office/utility room. The accommodation comprises in brief; entrance porch, cloakroom, entrance hall, sitting room, kitchen/diner and garden room. To the first floor are three bedrooms, family bathroom and separate WC. Externally to the front and side is off road parking and to the rear is a private enclosed garden.

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

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
- EXTENDED SEMI-DETACHED HOUSE
- THREE FIRST FLOOR BEDROOMS
- HOME OFFICE/UTILITY ROOM & STUDIO
- SPACIOUS KITCHEN/DINER
- GARDEN ROOM
- FULLY ENCLOSED REAR GARDEN
- FAR REACHING VIEWS







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Entrance Porch	Door to;
WC	Low level WC and wash hand basin.
Entrance Hall	Stairs to first floor.
Sitting Room	15' 3" x 10' 8" (4.64m x 3.25m) Front aspect window. Log burner. Double doors to;
Kitchen/Diner	22' 9" x 7' 8" (6.93m x 2.34m) Rear aspect window. Double doors to garden room.
Garden Room	8' 9" x 8' 6" (2.66m x 2.59m) French doors to rear garden. Loft hatch.
First Floor Landing	Doors to three bedrooms and bathroom and separate WC. Storage cupboard.
Bedroom 1	11' 4" x 9' 9" (3.45m x 2.97m) Front aspect window.
Bedroom 2	9' 9" x 9' 3" (2.97m x 2.82m) Rear aspect window.
Bedroom 3	10' 0" x 7' 6" (3.05m x 2.28m) Front aspect window. Storage cupboard.
Bathroom	6' 2" x 5' 4" (1.88m x 1.62m) Rear aspect window. Wash hand basin and bath with overhead electric shower.
WC	5' 7" x 2' 7" (1.70m x 0.79m) Rear aspect window. Low level WC.
Outside	
Studio/Utility & Home Office	
Inner Lobby	7' 7" x 5' 2" (2.31m x 1.57m) Doors to studio and utility room/home office.
Studio	12' 5" x 7' 0" (3.78m x 2.13m) Side aspect window.
Utility Room/Home Office	9' 11" x 7' 4" (3.02m x 2.23m) Side aspect window. Plumbing for washing machine.



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## STUDIO



## HOME OFFICE / UTILITY



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.

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