

  
**Natasha Howarth**  
ESTATE AGENTS



**4 West End Court Chedzoy, Bridgwater, TA7 8QS**

**£225,000**

An opportunity to purchase this handsome cottage style property which is situated set back from Chedzoy Lane in the historic Somerset village of Chedzoy.

The property is located two miles east of Bridgwater and with good road access to junction 23 of the M5 which is approximately two and a half miles away.

This charming two bedroom home retains some period features and offers a prospective purchaser an opportunity to put their own stamp on the property.

The accommodation briefly comprises porch, hallway, living room, study, bedroom two, kitchen and bathroom to the ground floor with a large bedroom to the first floor.

4 West End Court is situated in the middle of a generous size plot with attractive gardens to the rear which retain a good degree of privacy.

The village of Chedzoy benefits from a church, play park and bus service to and from the town centre of Bridgwater as well as a village hall which hosts regular activities and events.

An internal inspection is essential to fully appreciate this charming village home.

For more information or an appointment to view please contact the vendors sole agents.

## ENTRANCE

Door to:

## PORCH

Wood effect flooring, door to:

## HALLWAY

Doors to living room, bathroom, kitchen. Radiator. Loft hatch. Door to the garden.

## LIVING ROOM

Two windows to the rear aspect. Feature open brick fireplace with surround, two radiators, under stairs cupboard. Door to study, door to bedroom two. Door to staircase.

## STUDY

Window to rear aspect. Radiator.

## KITCHEN

Dual aspect windows. Fitted with a range of wall, base and drawer units with roll top work surfaces over and stainless steel sink and drainer unit inset. Integrated oven and grill, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge/freezer, tiled splashbacks, radiator. Wood effect flooring. Oil fired boiler.

## BATHROOM

Obscure side aspect window. Fitted with a four piece suite comprising panel bath with shower attachment over. Shower cubicle with wall mounted electric shower, bidet, pedestal wash hand basin and WC. Partially tiled walls, radiator. Cupboard housing the water tank.

## BEDROOM TWO

Window to front aspect. Radiator, loft hatch.

## BEDROOM ONE

Dual aspect windows. Built in double wardrobes. Two radiators.

## EXTERIOR

### PARKING

On own drive to side (with pull-in) and beyond five bar gate for three to four vehicles leading to:-

### GARAGE

Garage with pitched and tiled roof, accessed via up and over door to front with power and light connected. Car pit.

### GARDEN

Fully enclosed. Shaped lawn with well stocked flower and shrub borders, patio adjacent to property, oil tank on hard standing. Side pedestrian gate to driveway. N.B. The rear garden retains a good degree of privacy.

## HEATING

Oil fired central heating system, tank located to the rear of the house.

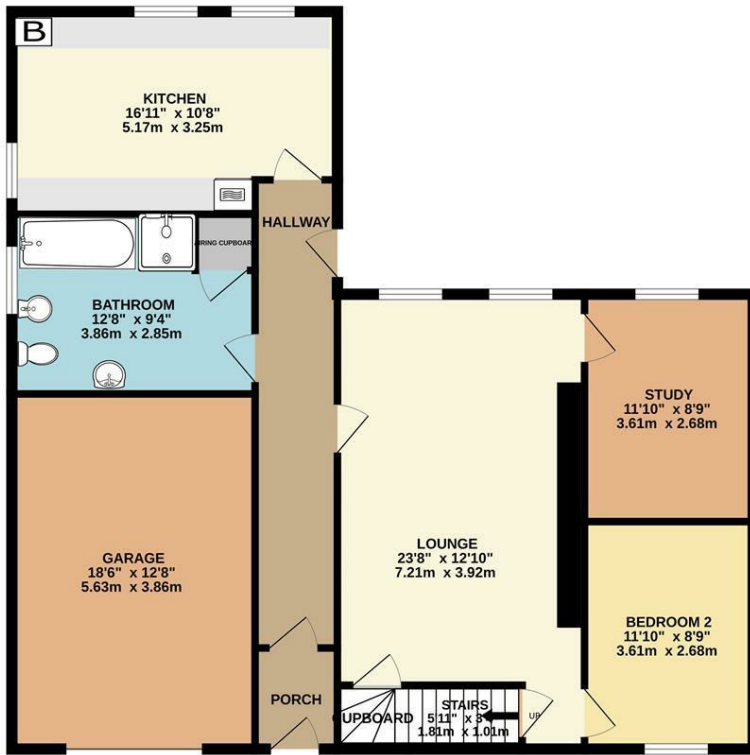
## SERVICES

Mains electricity, water and drainage.

# Floor Plan

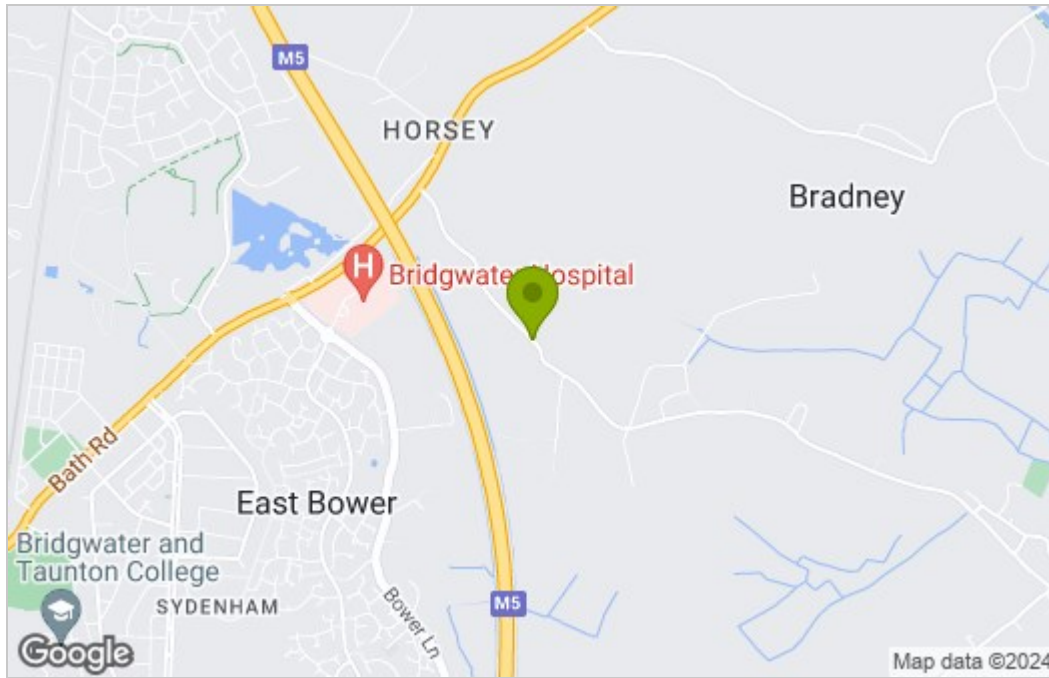
GROUND FLOOR

1ST FLOOR

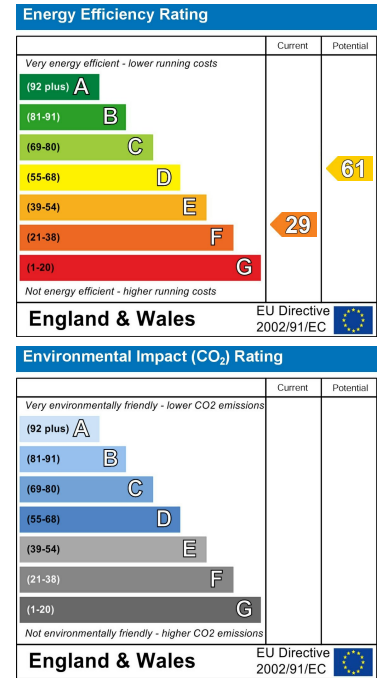


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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# Area Map



# Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. The agent has not tested any appliances or services, heating systems etc so cannot verify if they are in working order, nor have we carried out a survey. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us or obtain verification from your Solicitor or Surveyor.  
References to the Tenure of a Property are based on information supplied by the Seller.



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