

3 St. Edwards Close | Chilton Polden | TA7 9DX

FREEHOLD

£475,000

PROPERTY SUMMARY

3  2  1  F 

Nestled in the charming village of Chilton Polden, is this delightful semi-detached bungalow. The property boasts three well-proportioned bedrooms, including a master bedroom with an ensuite bathroom. The spacious reception room provides an inviting atmosphere, ideal for both relaxation and entertaining guests. One of the standout features of this property is the detached garage, providing ample storage space or the potential for a workshop. Additionally, the games room offers a fantastic opportunity for entertaining or creating a self contained annexe. Do not miss the chance to make this charming bungalow your new home.

Entrance Hall

Larder. Storage cupboard. Airing cupboard. Doors bedrooms, one, two three and bathroom. Door leading to kitchen/diner.

Kitchen/Diner

21'11 x 14'2 (6.68m x 4.32m)

A range of wall, drawer and base units with solid quartz work top over. One and a half stainless steel sink with drainer and mixer tap over. Tiling to splash prone areas. Integrated dishwasher. Built in double oven. Neff induction hob and cooker hood over. Space for American fridge/freezer. Island. Tiled flooring. Spot lights. UPVC double glazed window to front. UPVC double glazed window to side. UPVC double glazed door leading to side. Under floor heating. Radiator. Archway leading to living room.

Living Room

16'8 x 14'6 (5.08m x 4.42m)

Feature fire place with an LPG gas fire. Two radiators. Dual aspect UPVC double glazed windows to rear and side.

Master Bedroom

22'2 x 11'6 (6.76m x 3.51m)

Two radiators. Space for a dressing area. UPVC double glazed window to rear. Four built in wardrobes. Door leading to En suite.

En Suite

Double walk in shower, low level WC and wash hand basin with storage under and over. Heated towel rail. Extractor fan. Spot lights. Tiled flooring.



Semi Detached Bungalow

Kitchen/Diner

Living Room

Master Bedroom with En Suite

Two Further Bedrooms

Bathroom

Games Room

Utility Room

Double Garage

Village Location



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PROPERTY**

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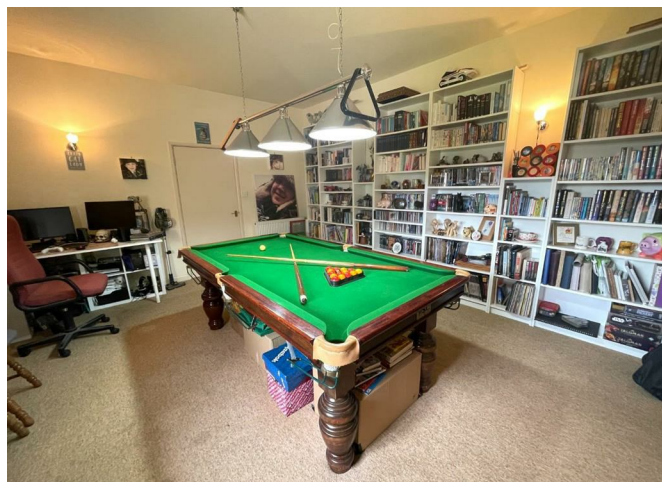
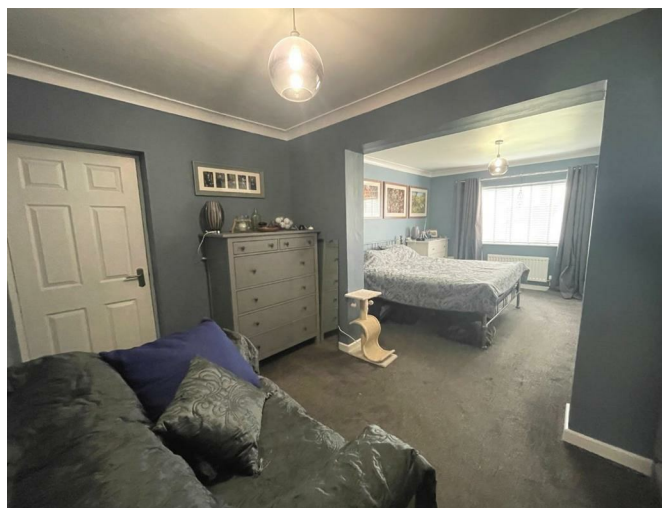
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Bedroom Two

14'6 x 12'2 (4.42m x 3.71m)

Radiator. UPVC double glazed window to rear.

Bedroom Three

13'8 x 12'2

Radiator. UPVC double glazed window to front.

Bathroom

11'4 x 8'6 (3.45m x 2.59m)

Three piece white suite, low level WC, wash hand basin with storage under and bath with shower over. Tiling to splash prone areas. Radiator. Heated towel rail. Spot lights. Under floor heating. UPVC double glazed obscure window to front.

Utility Room

9'10 x 5'6 (3.00m x 1.68m)

Space and plumbing for washing machine. Space for a tumble dryer. Wall and base units with laminate work surface over. Stainless steel sink with drainer and mixer tap over. Tiled flooring. Oil fired boiler.

Games Room

17'11 x 14'2 (5.46m x 4.32m)

Two radiators. UPVC double glazed window to front. Internal door leading to garage.

Garage

21'3 x 10'0 (6.48m x 3.05m)

Double electric door. Power and light. Storage above. Door leading to WC.

WC

WC and wash hand basin.

Side Of Property

To the side of the property is a private seating area. Laid to patio slabs enclosed with a solid wall.

Rear Of Property

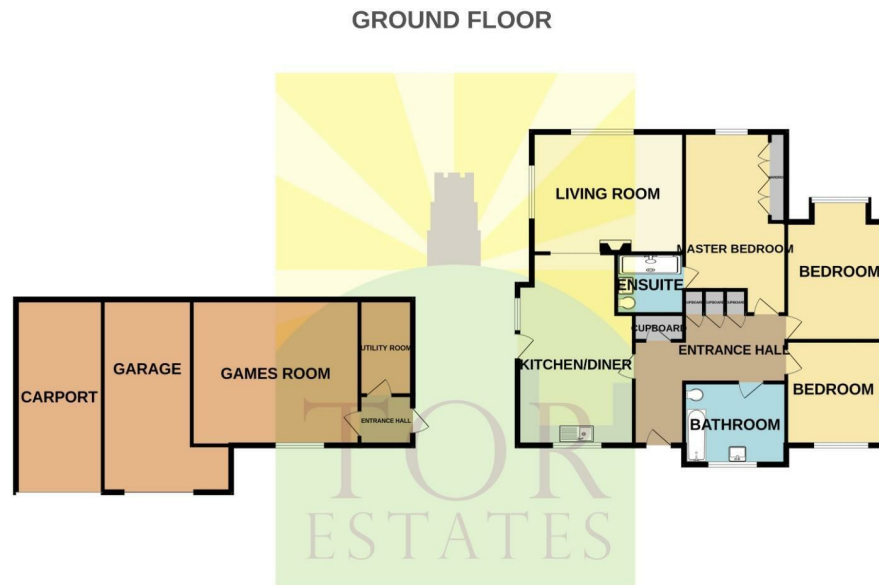
Garden laid to lawn, two levels. A range of mature plants, bushes and trees. Green house. Wooden shed. Patio and entertaining area.

Front Of Property

Two front lawns. Car port. Driveway providing off road parking for three vehicles. Additional area laid to chippings, can provide further parking. Electric car charging point.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	32	45
(1-20) G		
Not energy efficient - higher running costs		
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