



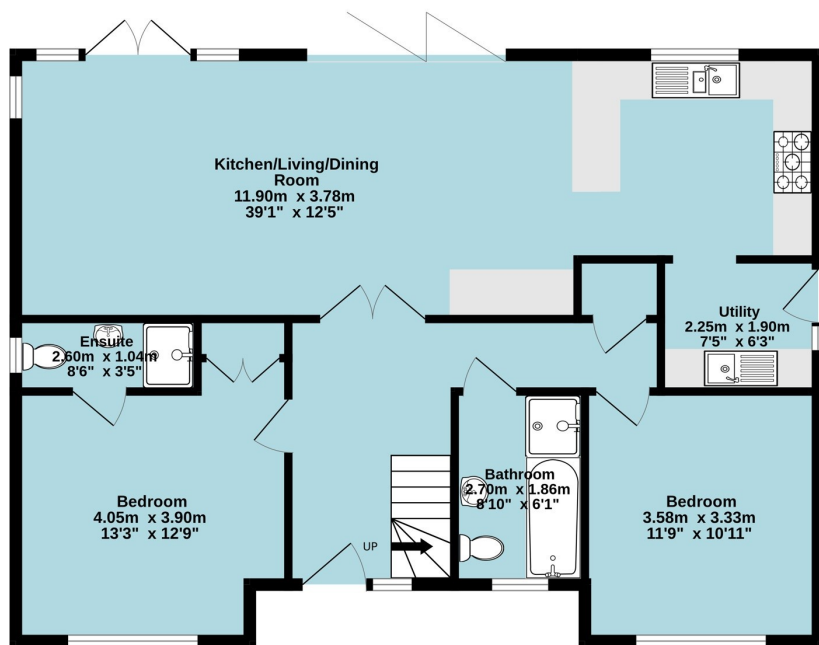
Front Street
 Chedzoy, Bridgwater, TA7
 PRICE GUIDE £549,000 Freehold

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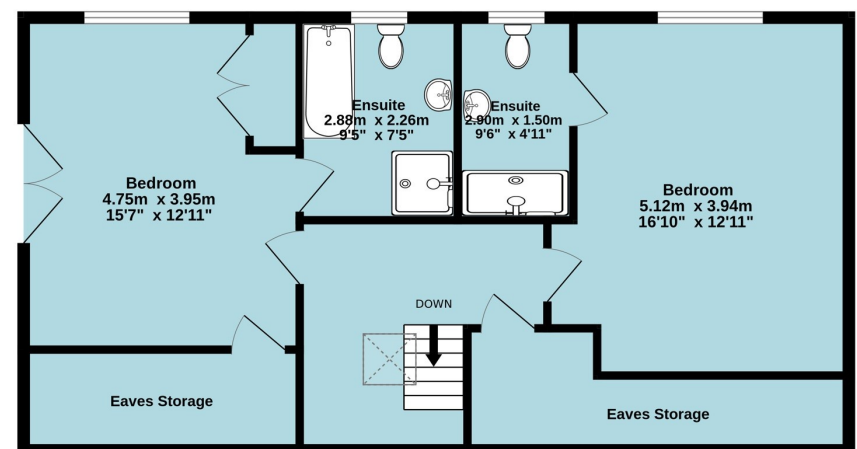
Wilkie May & Tuckwood

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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Description

A superb detached as new village property with high quality fixtures and fittings throughout. The property benefits from a fantastic open plan living area at the rear which has windows, French doors and bi-folds which open and overlook the sunny enclosed rear garden. Three of the bedrooms offer en-suite facilities, many of which have been upgraded and there is a fourth family bathroom which complements the final bedroom. The house is heated via oil with underfloor heating and benefits from double glazing and photovoltaic panels which make it extremely economical to run.

Outside – There is a landscaped garden and a double garage.

- As new village property
- High quality fixtures and fittings
- Over 39' open plan living area
- Two bedrooms downstairs
- Bathroom downstairs and en-suite
- Utility room
- Two bedrooms upstairs with en-suites
- Landscaped rear garden
- Double garage
- No onward chain

THE PROPERTY:

The accommodation comprises an entrance hall where stairs rise to the first floor. At the rear, as previously stated, is a superb open plan living area which includes spaces ideal for both settees etc and a further area ideal for dining, off which is a very well fitted kitchen with units finished in grey incorporating a Rangemaster cooker and Bristan hot water tap. Situated off the kitchen is a utility room with matching base and wall cupboards along with freestanding washing machine and tumble dryer. On the ground floor are two large double bedrooms, one with double wardrobes and an en-suite shower room. Finally on this floor is a family bathroom.

There is currently a Stannah stairlift at the property which can be included in the sale or removed.

On the first floor are two very large double bedrooms. One with a Juliet balcony and an en-suite bathroom. To the other bedroom is an en-suite shower room.

Outside – There are pleasant gardens at the front which consists of a lawn, alongside is a driveway with multiple parking and a double garage 18' x 18' with light and an electric roller door. The rear garden has a patio, lawn and a raised fishpond.

The garden benefits from being relatively private and having a sunny southerly aspect.

LOCATION: Chedzoy is situated immediately east of Bridgwater and approximately 2 miles from the market town centre. The village is surrounded by arable farm land, close neighbouring villages offer shops and services. Bridgwater offers a full range of services including retail, leisure and educational facilities. Main line links are available via Bridgwater Railway station, daily coach service to London from the bus station and easy and convenient access to the M5 motorway via junction 23.



WM&T

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty.

Construction: Brick cavity.

Services: Mains water, mains electricity, mains drainage, oil central heating, owned solar panels on the garage.

Local Authority: Somerset Council, County Hall, Taunton, Somerset, TA1 4DY

Council Tax Band: E

Broadband Coverage: We understand that there is standard and ultrafast mobile coverage. The maximum available broadband speeds are: 1000Mps download and 1000Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Limited voice and data available with EE, and Three. Limited voice only with O2 and Vodafone.

Flood Risk: Rivers and sea: Very low risk **Surface water:** Medium risk **Reservoirs:** Unlikely **Groundwater:** Unlikely

We recommend you check the risks on [Check the long term flood risk for an area in England - GOV.UK \(www.gov.uk\)](#)

Planning: Local planning information is available on [Planning Online \(somerset.gov.uk\)](#)



IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared in May 2024.

MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

8. Financial Evaluation: 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

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 their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the 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.

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