



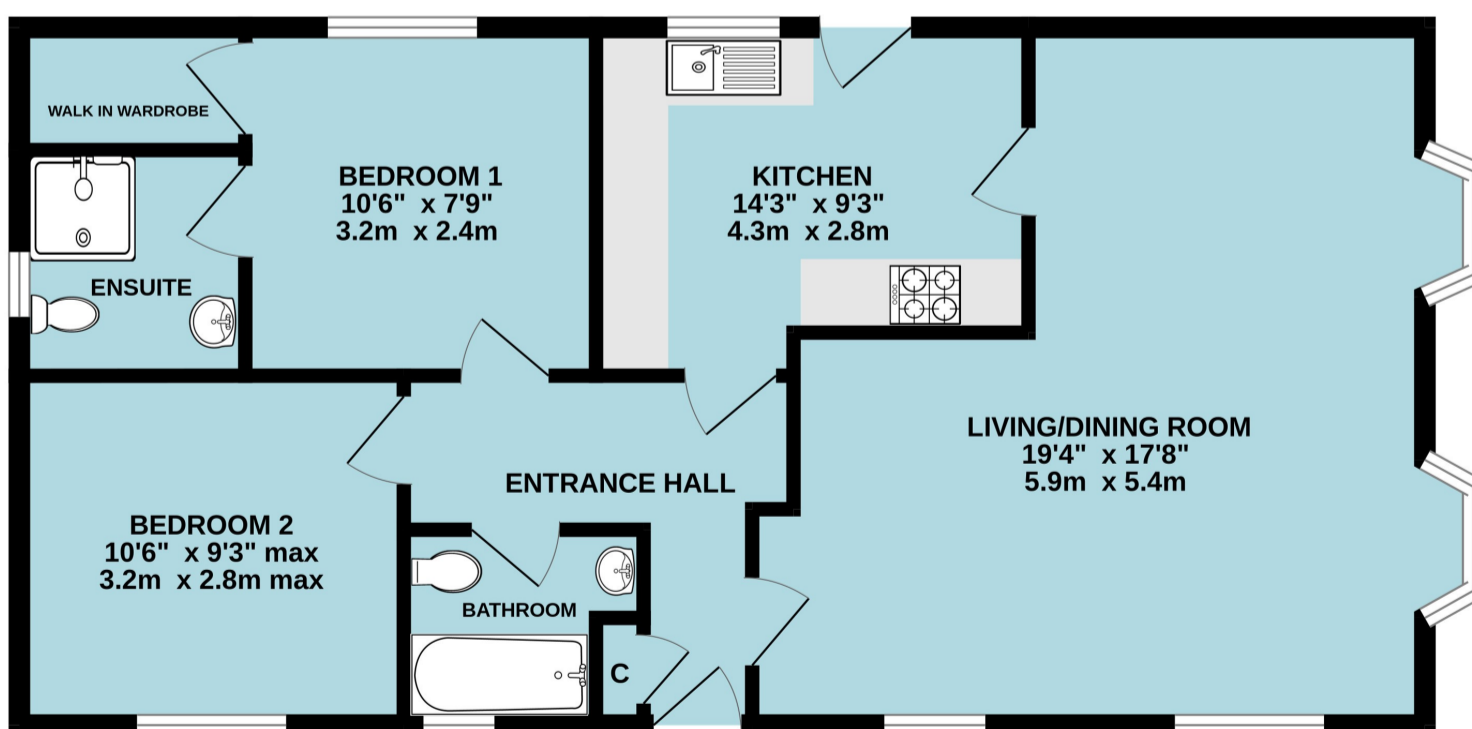
**Chilton Park**  
Bridgwater, TA6  
£189,950

2	1	2

**Wilkie May  
& Tuckwood**

## Floor Plan

### 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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# Description

This two double bedroom park home is situated on the prestigious Chilton Park with gas fired central heating, off-road parking and a garage.

Chilton Park is a retirement park for over 55s and two pets are allowed.

The property has external insulation with a 25 year guarantee from 2022.

- Prestigious Chilton Park development
- Two double bedroom park home
- Living/dining room
- Principal bedroom with en-suite
- Further bedroom
- Bathroom
- Gas fired central heating
- Garden
- Garage and driveway

## THE PROPERTY:

The property is situated in the Chilton Park development.

The accommodation comprises a side door to the entrance hall with a storage cupboard and a living/dining room which is an L-shaped room, offering space for a dining room table and chairs and an electric fire. There is a separate kitchen with a range of high and low level units, sink, plumbing for a washing machine and a dishwasher, an integrated fridge/freezer, built-in oven, hob and an extractor hood along with a double glazed door and window together with a concealed gas boiler which provides the domestic hot water and the central heating system. Finally, an inner lobby provides access to two double bedrooms – with a walk-in wardrobe the principal bedroom and an en-suite shower room (with shower cubicle, WC, wash hand basin and a double glazed obscure window). These are complemented by a family bathroom with bath, WC, wash hand basin, radiator, cupboard and a double glazed window.

Outside – To the front of the park home is off-road parking leading to the garage. The rear garden is laid to paving for low maintenance and is enclosed by hedging and fencing.

LOCATION: Situated on the favoured west side of Bridgwater, close to junior and senior schools of high repute. A level walk from the town centre together with shops close by for day to day needs. Bridgwater offers a wide range of facilities including retail, leisure and educational facilities and junior and senior of high repute. A swimming pool and gym is located close by at Chilton School. Regular bus services run to Taunton, Weston-super-Mare and Burnham-on-Sea, plus a daily coach service to London Hammersmith from Bridgwater bus station. Mainline rail links are available via Bridgwater Railway Station.



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## GENERAL REMARKS AND STIPULATION

**Tenure:** The park home is offered freehold with a never-ending lease on the land. Ground rent of approximately £152 per month.

**Construction:** Park home.

**Services:** Mains water, mains electricity, mains drainage, gas fired central heating.

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

**Council Tax Band:** A

**Broadband Coverage:** We understand that there is superfast mobile coverage. The maximum available broadband speeds are: 56Mbps download and 12Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

**Mobile Phone Coverage:** Voice likely and limited data with Three. Voice and data limited with EE, O2 and Vodafone.

**Flood Risk: Rivers and sea:** High risk **Surface water:** Low 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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