



GIBBINS RICHARDS   
Making home moves happen

Byways, Higher Road, Chedzoy, Nr. Bridgwater TA7 8QT

£375,000

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\* No onward chain \* Three bedrooms \* Sought after village location \* Garage & ample parking \*

Offered to the market with no onward chain, this well-proportioned three double bedroom chalet-style bungalow sits on delightful corner plot in the highly sought-after village of Chedzoy. The property enjoys a good degree of privacy, particularly to the front, where it benefits from pleasant open outlooks across neighbouring fields, creating a lovely semi-rural feel. Inside, the accommodation is both spacious and flexible, making it ideal for a range of buyers. The layout lends itself well to those looking for versatile living space.

Externally, the property offers a garage and ample off-road parking and easy to maintained lawned gardens. Fully enclosed with low level hedging. Overall, this is a fantastic opportunity to acquire a versatile home in a desirable village location, with the added benefit of no onward chain.

The village of Chedzoy lies to the east of Bridgwater. Bridgwater itself provides an excellent range of shopping, leisure and financial amenities as well as easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

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

Total floor area – 1286 sq.ft (119.5 sq.m) approx.

No onward chain

Chalet style bungalow

Corner plot position

Delightful village location

Two reception rooms

Garage / Ample parking

In need of some updating

Three bedrooms





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Entrance Porch 8' 2" x 3' 6" (2.49m x 1.07m) Door to;

Reception Hall 12' 2" x 6' 11" (3.71m x 2.11m) Stairs to first floor.

Living Room 14' 11" x 14' 9" (4.54m x 4.49m) Front aspect box bay window. Feature fire. Door to;

Dining Room 15' 0" x 11' 7" (4.57m x 3.53m) Rear aspect window.

Kitchen 12' 1" x 11' 1" (3.68m x 3.38m) Two rear aspect windows. Fitted with a range of units to base and wall. Fitted oven and electric hob. Door to garden.

Bathroom 12' 1" x 6' 1" (3.68m x 1.85m) Rear aspect obscure window. Fitted with a three piece suite comprising low level WC, wash hand basin and bath. Cupboard housing the immersion heater.

Bedroom 1 14' 8" x 12' 7" (4.47m x 3.83m) (into bay window) Box bay window. Fitted with a range of built-in wardrobes.

Bedroom 2 12' 2" x 10' 0" (3.71m x 3.05m) Rear aspect window.

First Floor Landing

Bedroom 3 13' 8" x 10' 5" (4.16m x 3.17m) Rear aspect window.

Loft Room 9' 3" x 9' 2" (2.82m x 2.79m) Velux window.

Outside Enjoying a corner plot position, the laid to lawn frontage is enclosed with low level hedging and path to the front porch. The rear garden is laid to lawn with tarmac driveway providing ample off road parking and Garage.



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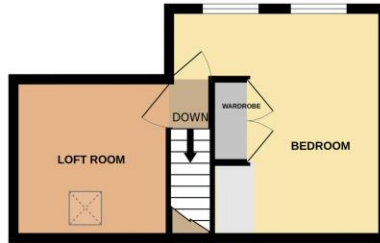


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GROUND FLOOR  
1035 sq.ft. (96.2 sq.m.) approx.



FIRST FLOOR  
251 sq.ft. (23.3 sq.m.) approx.



TOTAL FLOOR AREA : 1286 sq.ft. (119.5 sq.m.) approx.

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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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.



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