

  
**Nataasha Howarth**  
ESTATE AGENTS



**56 Chilton Park, Bridgwater, TA6 3JW**

**£197,500**

Situated on the northern outskirts of Bridgwater within the popular Chilton Park development, this beautifully presented detached park home for the over-50s offers comfortable, low-maintenance living in a peaceful setting.

Immaculately maintained throughout, the property is ready for immediate occupation and provides well-proportioned accommodation comprising an inviting entrance hall with generous storage, a bright dual-aspect lounge/dining room, a well-appointed kitchen with integrated appliances, a useful boot room, two double bedrooms with fitted wardrobes, the principal bedroom benefiting from an en-suite shower room, and a contemporary family bathroom.

Externally, the home enjoys an attractive, low-maintenance garden, ideal for relaxing or entertaining, together with the added benefit of a detached garage.

Chilton Park is a well-established and highly regarded residential park, conveniently located approximately 1.4 miles from Bridgwater town centre, offering an excellent range of shops, supermarkets, leisure facilities and everyday amenities.

Available with the advantage of no onward chain, this exceptional home is an ideal choice for those seeking a peaceful lifestyle without compromising on convenience.

#### ENTRANCE

Via steps to side leading to obscure double glazed front door to:

#### ENTRANCE HALLWAY

Radiator, cloaks cupboard & storage cupboard, access to living room, boot room, bedrooms and bathroom.

#### LIVING/ DINING ROOM

Dual aspect double glazed windows. Feature fireplace with electric living flame fire inset, two radiators, opening to:

#### KITCHEN

Double glazed window. Fitted with a range of matching wall, base and drawer units with roll top work surfaces over and stainless steel sink and drainer unit inset. Built in appliances to remain including electric oven with grill and four ring gas hob with concealed extractor fan over. Integral dishwasher, fridge and freezer, washing machine, tiled splash backs and surrounds, ceiling down lighters, opening to:

#### BOOT ROOM

Fitted with a range of matching wall and base units with seat inset. Radiator. Double glazed door to the parking area.

#### BEDROOM ONE

Double glazed window. Radiator, walk in wardrobe, door to:

#### ENSUITE SHOWER ROOM

Obscure double glazed window. Fitted with a three piece suite comprising shower cubicle with mains shower, pedestal wash hand basin and close coupled WC., radiator, extractor fan.

#### BEDROOM TWO

Double glazed window. Built in wardrobes with sliding doors, radiator.

#### BATHROOM

Obscure double glazed window. Fitted with a three piece white suite comprising panelled bath, pedestal wash hand basin, close coupled WC with push button flush.

#### EXTERIOR

#### PARKING

On own block paved drive to side for two vehicles leading to:

#### GARAGE

Pebble dashed concrete garage with pitched roof. Accessed via up and over door to front with power and light connected, UPVC double glazed side aspect door to rear garden.

#### REAR GARDEN

Mainly laid to shingle with pathway around the property.

#### SERVICES

Mains gas, electricity, water and drainage.

#### GROUND RENT

£161.09 per calendar month

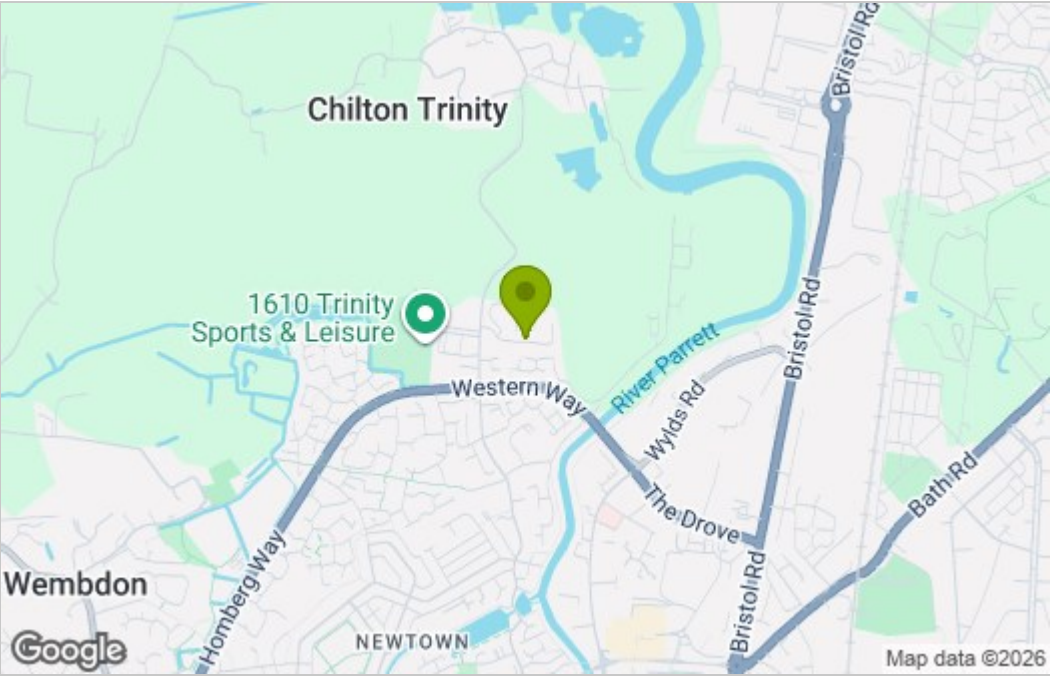
Floor Plan

GROUND FLOOR

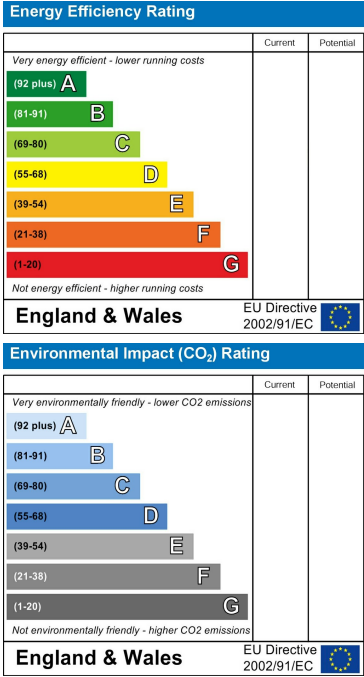


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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