



GIBBINS RICHARDS 
Making home moves happen

Akaroa, Front Street, Chedzoy, Nr. Bridgwater TA7 8RE

£595,000

GIBBINS RICHARDS 
Making home moves happen

A beautifully presented and spacious detached home * Popular village *
Lovely position backing onto fields * Ample off road parking * Integral garage *

This modern detached family home was constructed in 2015 to a high specification, the property has been enhanced in recent years to now create a fabulously presented home, which benefits from four genuine double bedrooms as well as an en-suite shower room. The remainder of the accommodation includes; a spacious living room, well equipped kitchen/dining room with numerous built-in appliances, separate utility including a walk-in larder.

The gardens have been meticulously maintained and benefit from a delightful aspect backing onto a paddock and land beyond. Chedzoy is a popular village located approximately three miles east of Bridgwater and is within easy reach of both the M5 motorway and town centre itself.

Tenure: Freehold / Energy Rating: C / Council Tax Band: E

Total floor area - 2078 sq.ft. (193.0 sq.m.) approx.

Immaculately detached family home

Delightful village location

Rearing onto fields

Four double bedrooms

Large open plan kitchen/dining room

Oil fired central heating

Voltic solar panels / Solar water heater

Ample off road parking/integral garage

What3words ///even.convinced.barks





GIBBINS RICHARDS
Making home moves happen

Recessed Storm Porch
Entrance Hall

Cloakroom
Living Room

Kitchen/Dining Room

Utility

First Floor Galleried Landing

Bedroom 1

En-Suite Shower Room

Bedroom 2

Bedroom 3

Bedroom 4

Bathroom

Outside

Outside power. Door to;
Stairs to first floor with understairs recess, engineered oak flooring.

Low level WC and wash hand basin.
20' 10" x 13' 0" (6.35m x 3.96m) Remote controlled wall mounted electric fire. Bay window to front aspect.

31' 5" x 12' 2" (9.57m x 3.71m) reducing to 10' 5" (3.17m) wide to dining area. The kitchen is comprehensively fitted with an attractive range of floor and wall units incorporating breakfast bar, double oven, dishwasher, wine fridge, induction hob and recessed for 'American' style fridge/freezer.

Containing 'Worcester' extra powered oil fired boiler, walk-in larder, plumbing for washing machine. Door to outside. Sky light.

16' 8" x 11' 5" (5.08m x 3.48m) recessed wardrobes.

Double shower enclosure, vanity wash basin, WC.

15' 6" x 12' 5" (4.72m x 3.78m) with double wardrobe. Attractive rural views.

13' 8" (4.16m) max x 10' 8" (3.25m) with built-in wardrobe. Access to a large part boarded loft (please note the loft could easily be converted into additional accommodation - subject to necessary Building Regulation consents).

13' 2" x 10' 8" (4.01m x 3.25m) (currently being utilized as an office)

9' 9" x 9' 5" (2.97m x 2.87m) Spacious room incorporating walk-in shower, bath, vanity wash basin, WC.

To the front of the property there is a natural stone border and mature sycamore tree with a block paviour driveway providing ample off road parking leading to an integral garage with remote door, light and power. Side access leads through to the rear garden comprising of a sun patio with electric awning, level lawn area, further patio and hot tub (available by separate negotiation), two storage units. The garden itself enjoys a delightful aspect backing onto a small paddock and fields beyond.



GIBBINS RICHARDS
Making home moves happen



GIBBINS RICHARDS
Making home moves happen



GIBBINS RICHARDS
Making home moves happen



TOTAL FLOOR AREA : 2078 sq.ft. (193.0 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.
Made with Metropix ©2025



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.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction. We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £40 + VAT (£48) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

17 High Street, Bridgwater, Somerset TA6 3BE Tel: 01278 444488
Email: bw@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk