



Archstone Avenue

Chilton Trinity, Bridgwater, TA5
£455,000 Freehold


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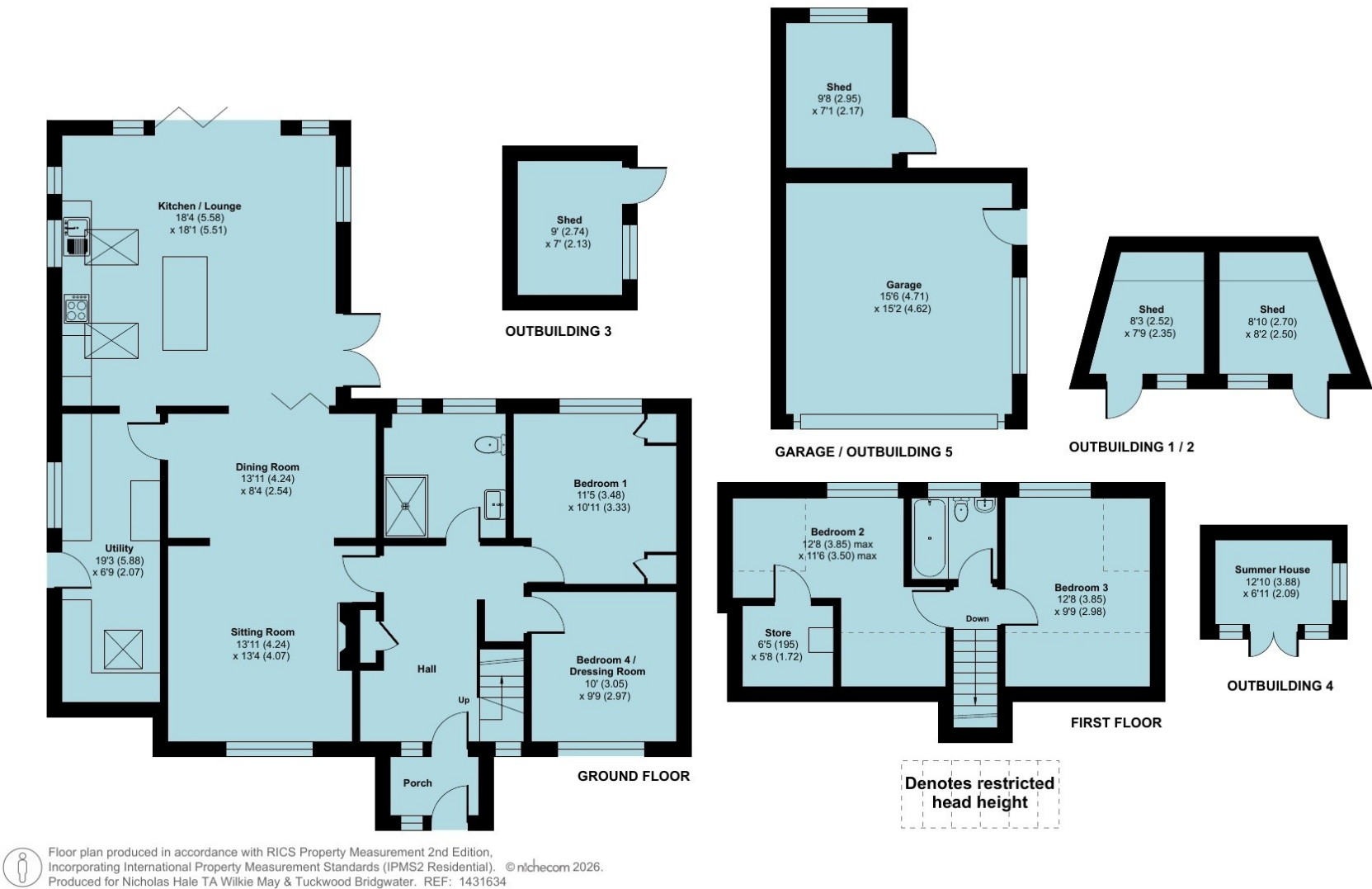

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Wilkie May
& Tuckwood

Floor Plan



Description

Archstone Avenue is a beautifully presented semi-detached well equipped four bedroom dormer bungalow situated in the popular village of Chilton Trinity.

- Chilton Trinity village location
- Four bedroom dormer bungalow
- Sitting room and dining room
- Spacious kitchen/lounge
- Shower downstairs
- Two bedrooms downstairs
- Utility room
- Two bedrooms upstairs
- Bathroom upstairs
- Double garage
- Off-road parking
- Stunning garden at the rear
- Viewings come highly recommended

THE PROPERTY:

The accommodation comprises an entrance porch and an entrance hall with stairs leading to the first floor. There is a sitting room with a wood burning stove, a dining room which opens to the beautiful kitchen/lounge with doors to the side and bi-fold doors opening to the superbly created garden. The kitchen benefits from a range of base and wall units along with integrated appliances and an island. The kitchen/lounge area also has underfloor heating and a door to the utility room - which was originally the kitchen - again with a sink, drainer and a range of base and wall units with a door opening to the side of the dwelling. There are two bedrooms on the ground floor and a family shower room.

To the first floor are two further double bedrooms and a bathroom. Bedroom two has access to the loft area.

Outside - To the front of the property is off-road parking which leads to further parking behind a gate and to the double garage. The garden to the rear has been fantastically designed and maintained, in our vendors' time there, with two large patio areas, lawned garden with the flowerbeds being stacked with mature plants, trees and shrubs. This garden has been cleverly

designed with certain areas for you to go and grow fruit and vegetables, sit and relax and look across to the church. In the garden is a summerhouse and three good size sheds - ideal for storage or creating a workshop.

As previously stated, the gardens are stunning and a viewing of the property is highly recommended not only for the dwelling but for the garden, to appreciate the love that has been put into it.

LOCATION:

Situated within the village of Chilton Trinity on the favoured west side of Bridgwater. The property overlooks the attractive village church. Bridgwater offers a full range of amenities including retail, educational and leisure facilities. The M5 junctions 23 and 24 are nearby along with main line links via Bridgwater Railway station. There are regular bus services to Taunton, Weston-super-Mare and Burnham-on-Sea.



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GENERAL REMARKS AND STIPULATION

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

Construction: Traditional construction.

Services: Mains water, mains electricity, septic tank drainage, underfloor heating in kitchen/lounge, oil central heating.

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

Council Tax Band: D

Broadband Coverage: We understand that there is ultrafast mobile coverage. The maximum available broadband speeds are: 1800Mbps download and 220Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

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

Flood Risk: Rivers and sea: Very low risk **Surface water:** Very 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 March 2026.

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.

We routinely refer potential sellers and purchasers to a selection of recommended local solicitors. It is their decision whether to use those services. In making that decision, it should be known that we may receive a payment benefit of not more than £150 plus VAT per transaction.

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