



GIBBINS RICHARDS 
Making home moves happen

48 Chilton Park, Bridgwater TA6 3JW

£172,250

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**** AVAILABLE WITH NO ONWARD CHAIN ****

A stunning two bedroom park home situated on the 'Chilton Park' site, this park home is warmed by gas central heating, UPVC double glazing throughout, ample off road parking for multiple vehicles as well as a single garage. The main bedroom benefits from en-suite facilities and the park home itself has a good size wrap around garden laid to patio and hedging and open plan sitting/dining area.

Tenure: Leasehold / Energy Rating: EXEMPT / Council Tax Band: A

An internal viewing is highly recommended to fully appreciate this beautifully presented detached park home. The property is located on the very popular 'Chilton Park' development which offers plenty of green open space and this particular property enjoys a pleasant open aspect to the front elevation. The property is located on the edge of Chilton Trinity a popular area on the northern outskirts of the town centre. The property is also within walking distance of local facilities itself as well as the picturesque 'Trinity Lakes'. whilst the M5 motorway at Junctions 23 and 24 are easily accessible.

- NO ONWARD CHAIN- PARK HOME
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- AMPLE OFF ROAD PARKING
- SINGLE GARAGE
- ADDITIONAL EXTERIOR INSULATION
- OVER 50'S ONLY / SITE FEES APPLY
- WRAP AROUND LOW MAINTENANCE GARDENS
- EASY ACCESS TO THE M5 MOTORWAY
- WALKING DISTANCE TO LOCAL SHOPS & AMENITIES





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Entrance Hall	Leading to sitting/dining area, kitchen, two bedrooms and bathroom.
Sitting Area	17' 9" x 10' 10" (5.4m x 3.3m) Front and side aspect windows.
Dining Area	8' 2" x 7' 10" (2.5m x 2.4m) Side aspect window. Door into;
Kitchen	14' 1" x 7' 7" (4.3m x 2.3m) Rear aspect window, door to outside. Space and plumbing for washing machine and dishwasher. Integrated fridge/freezer, electric oven and gas hob.
Bathroom	6' 3" x 5' 7" (1.9m x 1.7m) Front aspect obscure window. Low level WC, wash hand basin and bath. Storage cupboard.
Bedroom 1	10' 6" x 8' 10" (3.2m x 2.7m) Side aspect window. Walk-in wardrobe - 4' 7" x 3' 11" (1.4m x 1.2m).
En-Suite Shower Room	5' 3" x 4' 11" (1.6m x 1.5m) Rear aspect obscure window. Low level WC, wash hand basin and walk-in shower.
Bedroom 2	10' 6" x 9' 6" (3.2m x 2.9m) (max) Front aspect window. Built-in storage cupboards.
Outside	Low maintenance wrap around garden laid to patio and hedging. Off road parking for multiple vehicles.
Garage	15' 9" x 8' 6" (4.8m x 2.6m) Up and over garage door to front. Light and power. Side access door. Outside tap.

AGENTS NOTE

We are advised that the Pitch Fee is currently levied at £161.00 per month. Please also note that upon sale, 10% of the sale price is to be paid back to the site owner. For any further information please contact the office or the Site Manager at Chilton Park.



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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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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.*

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