



## BROADWAY

Chilton Polden, Bridgwater, TA7 9DJ

Price £365,000

Tamlyns

## PROPERTY DESCRIPTION

Nestled in the charming village of Chilton Polden, this delightful semi-detached cottage offers a perfect blend of modern comfort and traditional character. With three well-proportioned bedrooms, this home is ideal for families.

Upon entering, you are welcomed into two inviting reception rooms, providing ample space for relaxation and entertaining. The layout is thoughtfully designed, ensuring a warm and homely atmosphere throughout. The property boasts three bedrooms.

Additionally, the property includes parking, a valuable asset in this quaint area. Whether you are looking to enjoy the local countryside or explore nearby towns, this semi-detached cottage is a wonderful opportunity for those seeking a charming home in a serene location.

### Situation

\*Semi Detached Cottage\*3 Bedrooms\*2 Reception Rooms\*Kitchen\*Downstairs WC\*Enclosed rear garden\*Parking

### Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: E

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01278 454500**

[house.sales@tamlyns.co.uk](mailto:house.sales@tamlyns.co.uk)



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## Accommodation

All measurements are approximate

## Entrance

Front Door with Canopy over, into

## Hallway

Hallway with radiator, stairs rising to first floor and door to:

## Lounge

14'5" × 12'9" (4.4 × 3.9)

Double glazed bay window to front aspect with seating, double glazed window to side, under stairs storage enclosed by pine latch door, feature fireplace with wood burner and slate hearth, radiator.

## Breakfast Room

14'9" × 10'9" (4.5 × 3.3)

Archway through from hallway, Double glazed window to rear overlooking the garden, storage cupboard with shelving which is currently used as a larder, through to:

## Kitchen

11'5" × 7'6" (3.5 × 2.3)

Range of wall and base country style units with black granite work top, Belfast sink with mixer tap, dual aspect double glazed windows to side, integrated electric oven and hob with extractor over, tiling to compliment, spot lighting, radiator, through to:

## Rear Hallway

Hanging space, door to rear garden, door to:

## Downstairs WC

Low level WC, Vanity sink, Obscure double glazed window to rear

## Landing

Double glazed window to side, loft access, airing cupboard with shelving, spot lighting, storage with shelving.

## Bedroom 1

13'5" × 10'9" (4.1 × 3.3)

Double glazed window to front, built in wardrobes (measurement does not include depth) radiator.

## Bedroom 2

14'5" × 7'6" (4.4 × 2.3)

Double glazed window to rear overlooking the garden, radiator, loft access

## Bedroom 3

11'1" × 5'10" (3.4 × 1.8)

Double glazed window to rear, radiator.

## Family Shower Room

9'6" × 9'2" (2.9 × 2.8)

Obscure double glazed window to side, vanity sink with mixer tap, low level WC, walk in shower, radiator, wall mounted heater.

# PROPERTY DESCRIPTION

## Parking

There is parking available for a minimum of two cars and is access over a shared driveway

## Front Garden

Enclosed by low level walling, graveled for ease of maintenance, there is also a side garden which is enclosed by mature hedging and mature shrubs

## Rear Garden

Enclosed by panel fencing, there is a patio area and steps lead up to a lawned area, there are raised flower borders, a brick open ended storage area, shed, mature tree, oil tank and the combi heating boiler is located by the back door with controls in the breakfast room on the back wall.

## Material Information...

Additional information not previously mentioned

- Mains electric, Oil and water
- No Water meter
- Wood burner
- Mains Drainage
- No Flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we

recommend potential buyers to use the

Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)







# PLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and all approximate.

Tamlyns may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing - Introduction fee of up to £200 (plus vat), HD Financial Ltd - Introduction fee of up to £200 (plus vat).

