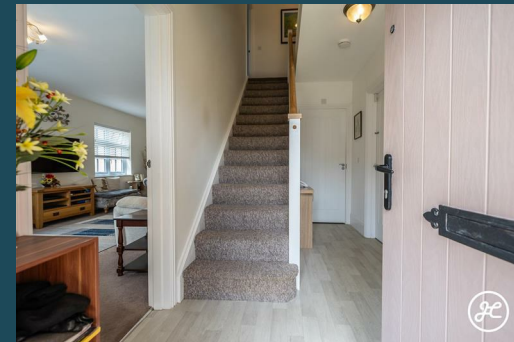


Brickworks Road
Chilton Trinity
Bridgwater
TA5 2JQ




JOSEPH CASSON
the estate agency your home deserves





£489,950

- Executive Detached Property
 - Four Double Bedrooms
 - Two Bathrooms
- 25' (7.62m) Dual Aspect Open-Plan Kitchen/Dining Room
 - Integrated Appliances & Quartz Worksurfaces
 - Separate Dual Aspect Lounge
 - Ground Floor Cloakroom & Utility Room
 - Generously Sized Garden
- Double Garage (Electric Door) & Driveway
 - Sought-After Village Location

Nestled in the exclusive 'Redrow Homes' development within the sought-after village of Chilton Trinity, this stunning detached residence offers luxurious family living.

With four spacious double bedrooms, a double garage, and an expansive enclosed garden, it's truly exceptional.

ACCOMMODATION

This double glazed, gas centrally heated accommodation briefly comprises: entrance hallway, spacious dual aspect lounge, contemporary open-plan kitchen/dining/family room with quartz work surfaces and integral 'Smeg' appliances, cloakroom and utility room to the ground floor. Arranged on the first floor and accessed from a particularly spacious landing is a family bathroom and four double bedrooms; the master bedroom benefits from an en-suite shower room and integrated wardrobes. Externally, there is parking on own double width driveway, double garage, lawned front garden and an enclosed rear garden which is westerly facing with paved patio and lawned areas, side access.

LOCATION

Chilton Trinity is small village just two miles north of the popular Somerset town of Bridgwater and is close to the popular Chilton Trinity secondary school and 1610 Sports Centre & Swimming Pool. Bridgwater benefits from excellent local schools and a wide range of shopping & leisure facilities in addition to excellent transport links to the M5 motorway and mainline rail link.

ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: £300 per annum.

EPC Rating: B

Council Tax Band: E

UTILITIES

Water supply: Mains

Sewerage: Mains





GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Electricity Supply: Mains
Mains Gas Supply: Yes
Central Heating: Yes - Gas
CAT5 to all rooms.

FLOODING

No Flooding in the last 5 years. Flood Information: flood-map-for-planning.service.gov.uk/location

BROADBAND & MOBILE COVERAGE

For an indication of specific speeds and supply or coverage in the area, we recommend that potential buyers use the Ofcom checkers below:

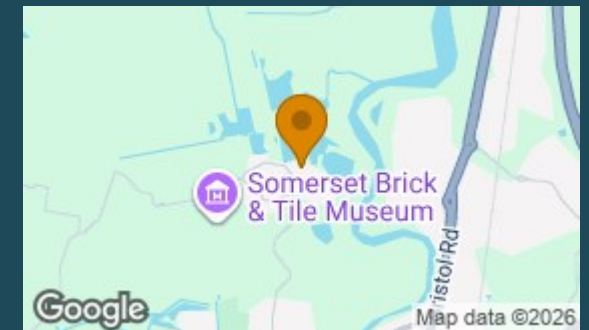
checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Council Tax Band

E

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



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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