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ESTATE AGENTS



Batch Cottage 39a Broadway, Chilton Polden, TA7 9DJ

Offers in excess of £275,000

A fantastic opportunity to purchase this impressive semi detached house which is situated in the sought after village of Chilton Polden, just off the A39 and within 6 miles of Junction 23 of the M5.

This three-bedroom property has been improved throughout and is heated by energy efficient 'Herschel' infrared heaters and a feature 'Morso' multi-fuel stove.

Externally there are beautifully maintained gardens, parking and a garage.

In brief the property comprises hallway, living/ dining room, kitchen, utility and cloakroom to the ground floor. To the first floor are three bedrooms and a bathroom.

The property has the added advantage of NO ONWARD CHAIN and an internal inspection is highly recommended.

ENTRANCE

Via double glazed front door to:

HALLWAY

Double glazed window to front aspect. Stairs rising to first floor with storage cupboard beneath. 'Herschel' Infrared panel heater. Wood effect flooring. Door to kitchen and living room.

LIVING/ DINING ROOM

Front aspect double glazed window. Freestanding multi fuel burner. Two 'Herschel' Infrared panel heaters. Wood effect flooring. Double glazed French doors to the garden.

KITCHEN

Side aspect double glazed window, fitted with a range of wall, drawer and base units with worksurfaces over. Ceramic sink with mixer tap over and drainer unit inset. Tiled splash backs, electric oven & induction hob with stainless steel extractor over. Tiled flooring. Opening to:

UTILITY ROOM

Double glazed window to rear aspect. Worksurface with stainless steel sink and drainer unit inset. Space and plumbing for a washing machine and additional appliance. 'Herschel' Infrared panel heater. tiled flooring. Door to cloakroom and double-glazed door to the garden.

CLOAKROOM

Double glazed window to rear aspect. Fitted with a two-piece comprising W.C and vanity wash hand basin.

LANDING

Double glazed window to side aspect. Airing cupboard housing the water tank. Doors to bedrooms and bathroom. Loft hatch.

BEDROOM ONE

Front aspect double glazed window, electric radiator.

BEDROOM TWO

Rear aspect double glazed window, built in wardrobe, electric radiator.

BEDROOM THREE

Front aspect double glazed window. Range of built-in storage cupboards. Electric radiator. 'Herschel' Infrared panel heater.

BATHROOM

Rear aspect obscure double-glazed window. Fitted with a white three-piece suite comprising panel bath with shower over and glass screen, vanity wash basin and close coupled WC, partially tiled walls, wood effect flooring.

EXTERIOR

FRONT GARDEN

Surrounded via stone walling. Mainly laid to lawn with mature plants & shrubs inset.

PARKING

In front of the garage for one vehicle.

GARAGE

Up and over door. Power and light connected. Personnel door to the garden.

GARDEN

Small patio adjacent to property. Mainly laid to lawn with rear pedestrian timber gate to parking.

Floor Plan

GROUND FLOOR



1ST FLOOR

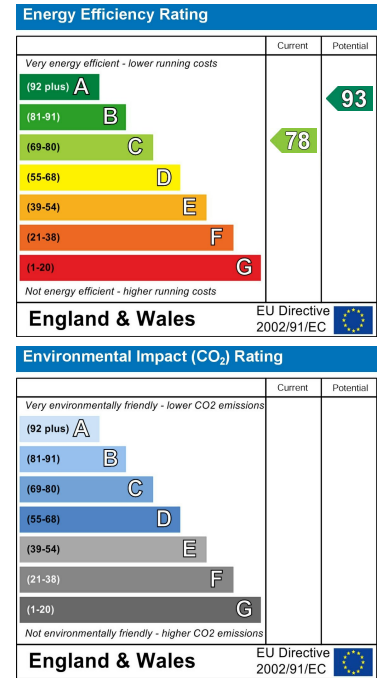


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. The agent has not tested any appliances or services, heating systems etc so cannot verify if they are in working order, nor have we carried out a survey. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us or obtain verification from your Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller.