





£299,950

### To View:

Holland & Odam  
3 Farm Road, Street, Somerset  
BA16 0BJ

01458 841411  
street@hollandandodam.co.uk



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Energy  
Rating **C**

Council Tax Band **C**



### Services

Mains electric, water and drainage are connected. Oil fired central heating system.

**Local Authority**  
Somerset Council  
03001232224  
somerset.gov.uk

**Tenure**  
Freehold

## Location

Chilton Polden is a popular village situated on the Polden Hills which is conveniently located for the M5 J23, just five miles distance. The neighbouring village offers local amenities including, Village Hall, Doctors surgery and Post Office/shop at Gwilliams Store. There is an excellent primary school, just a few miles, in the village of Catcott along with two pubs. More comprehensive facilities can be found in Bridgwater to the West and Street to the East. The thriving centre of Street is approximately 7 miles and offers facilities including Strode Theatre, Strode College, both indoor and open air swimming pools and a wide range of shops including Clarks Village Shopping Outlet. The major centres of Bristol, Taunton and Exeter are each within driving distance.

## Description

An attractive and well-proportioned semi-detached bungalow, boasting three bedrooms and a versatile layout, ideal for purchasers looking to make a home their own. Affording a level plot that backs onto countryside and situated within an established and well-regarded residential area in the popular village of Chilton Polden. Advantageously offered for sale with no onward chain and vacant possession.

A storm porch shelters the main entrance, where a UPVC door with glazed side panel opens into a good size reception hall, doors opening to the sitting room, kitchen/dining room, shower room, bedrooms and airing cupboard, the loft hatch giving access to the roof space is also found here. The sitting room is light and spacious featuring an outlook over Chapel Close and fireplace with stone surround and inset electric coal effect fire. The kitchen/dining room is also a good size with useful store cupboard and a range of solid timber base, wall, and drawer units, 'granite transformation' worktops, sink unit and space for freestanding appliances and table and chairs. The oil-fired boiler is also located here. Continue into the conservatory, providing additional reception space, access to and delightful outlook over the garden. Bedroom three has sliding doors onto the garden and could also be utilised as a second reception room/study if required. There are two double bedrooms, one of which benefits from a built-in wardrobe.

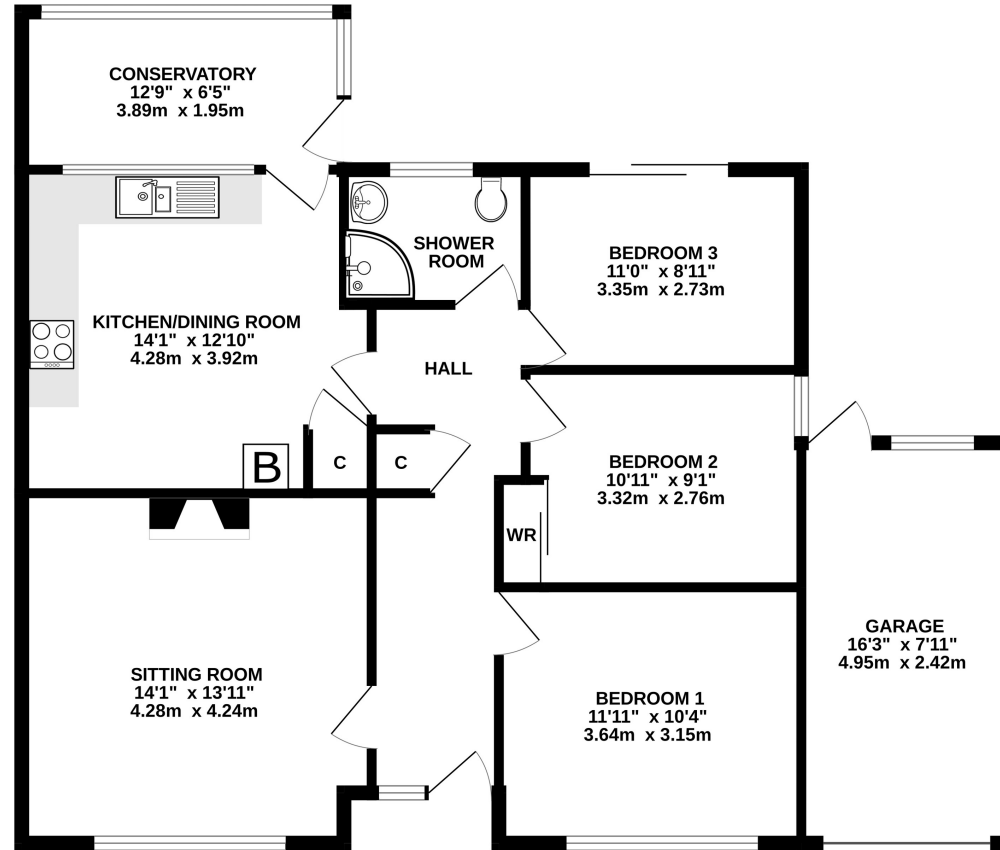
The bungalow occupies a decent level size plot, at the front a low wall marks the boundary and wrought iron gates open on to the drive leading up to the garage, which is fitted with up and over door, power, light and pedestrian door to the garden. There is a sizeable lawn which could provide further off-road parking if required. A path and gate at the side give access to the rear garden via an area housing the oil tank and space for refuse. The garden is fully enclosed and boasts a desirable south facing aspect, it comprises a patio extending from the rear elevation and conservatory, lawn edged with established border, storage shed and a red-leafed Maple tree.

## Directions

From Street proceed on the A39 towards Bridgwater passing through the villages of Walton and Ashcott. After approximately six miles turn right signposted to Catcott. Drop down the hill and upon reaching the crossroads, turn left and continue for a further mile into Chilton Polden along Broadway. Pass the pub on the left hand side and take the next left turning into Chapel Close where the bungalow will soon be identified straight ahead of you identified by our 'For Sale' board.



GROUND FLOOR  
1023 sq.ft. (95.0 sq.m.) approx.



TOTAL FLOOR AREA: 1023 sq.ft. (95.0 sq.m.) approx.

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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