



£299,950

At a glance...



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**holland
& odam**

16 Chapel Close
Chilton Polden
Somerset
TA7 9EP

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



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.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Chilton Polden is a popular village situated on the Polden Hills which is conveniently located for access to the M5 J23 at Dunball, some 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 in the neighbouring village Catcott along with two further 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 - complex of factory shopping outlets. The major centres of Bristol, Taunton and Exeter are each within driving distance.

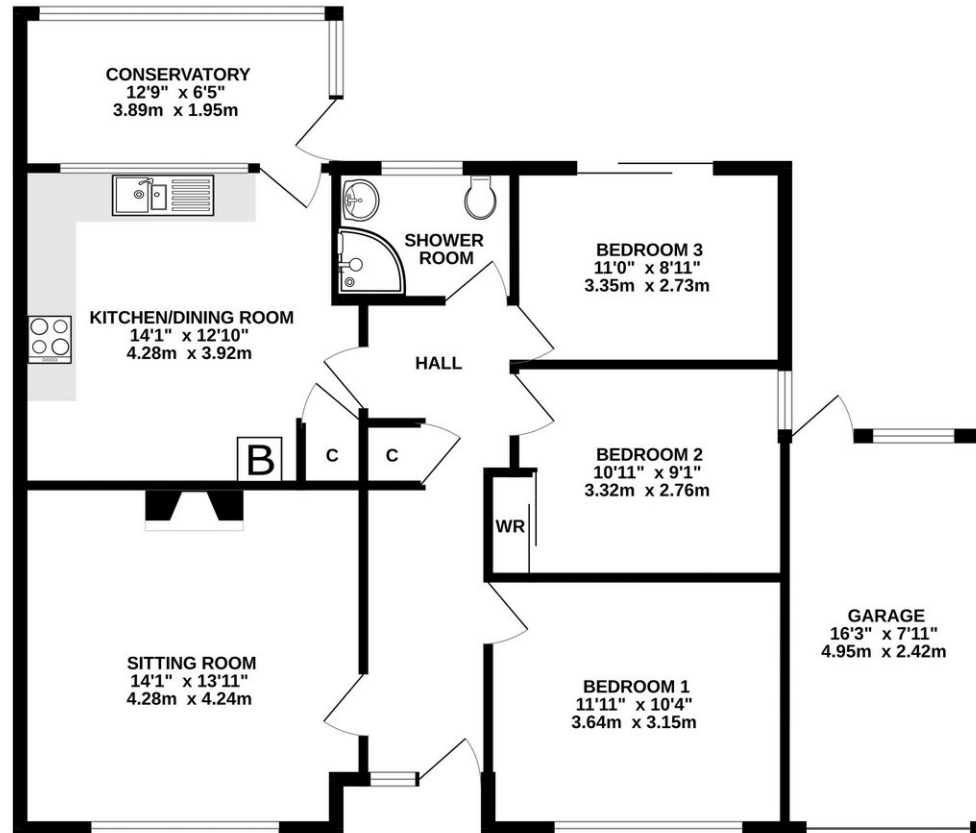
Insight

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.

- This attractive and well-proportioned three bedroom semi-detached bungalow is a must see to appreciate all thats on offer.
- Advantageously offered for sale with no onward chain and vacant possession.
- Situated within an established and well-regarded residential area in the popular village of Chilton Polden.
- Excellent size front and sunny rear garden with off road parking and garage.
- Boasting solar panels owned by the property, enjoy cheaper energy bills and an income from the energy created but not used.
- Affording a spacious sitting room, kitchen/diner, conservatory, three bedrooms and family shower room.



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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DISCLAIMER

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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.

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