

# Willmotts Close

Chilton Polden, TA7 9DL

COOPER  
AND  
TANNER



## Asking Price Of £285,000 Freehold

This well-proportioned and tastefully presented home is tucked away at the end of a small cul-de-sac in a popular Polden Hills village, enjoying ample parking for growing families and a private south facing rear garden.

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### ACCOMMODATION:

The property is accessed principally via the main front entrance, firstly into a generous entrance porch which offers a practical space for busy families and all the shoes, coats, prams, etc that may need to be easily accessible. An internal door opens to the main reception hall, featuring a storage cupboard beneath the stairs and doors opening to ground floor living spaces. The spacious living room is tastefully decorated in a modern style, complimented with a traditional fireplace and log-burning stove at the focal point, whilst the large open plan kitchen-diner is ideal for family dining or hosting, with ample space at one end for a table and chairs and double doors opening to the rear garden. The kitchen itself comprises an attractive range of shaker style base units with wood effect work surfaces over and a stainless steel drainer sink. There is space for a selection of free standing appliances, including a Range style cooker and an integrated eye level oven. A door opens out to the utility/boot room at the side elevation, which offers a suitable space for laundry appliances as well as an informal entry point perfect for muddy boots after dog walking.

On the first floor you will find separate rooms for the WC and shower/basin, both well-appointed. There are three good size bedrooms (two doubles and a generous single), with the primary bedroom benefiting from an array of substantial fitted wardrobes. The two bedrooms at the front of the property also enjoy fabulous far reaching views to the north across north and west Somerset

### OUTSIDE:

At the front elevation, the property benefits from excellent parking provisions for up to four/five cars, in addition to the detached single garage which could offer additional storage or a potential hobby space. The front garden is designed for ease of maintenance and features a large raised sleeper bed ready to add a splash of floral colour. The south facing rear garden will be a sun seeker's haven due

to the particularly private and sheltered nature of the plot, and pet owners or families alike are sure to enjoy this practical space. A patio spans the rear elevation, offering space for outdoor seating, whilst the central lawn provides a recreation area and a flower bed at the rear may tempt some to get green fingered on a manageable scale.

### SERVICES:

Mains electric, water and drainage are connected, and modern-style electric storage heaters are installed. The property is currently banded C for council tax within Somerset Council.

### LOCATION:

Chilton Polden is a picturesque village nestled on the wonderful Polden Hills with easy access to the A39. The village has a popular pub, a church and playing field. Primary schooling is provided just a few miles away at Catcott and comprehensive convenience store with sub post office in nearby Edington. Local doctors surgery and medical centre a short drive away. Secondary education is available at Crispin School, Strode College and the renowned Millfield School, all in Street. Located approximately eight miles from Street and approximately six miles from Bridgwater and the M5 (junction 23). Taunton, Bath and Bristol are commutable and rail links can be found in Bridgwater or Castle Cary.

### VIEWING ARRANGEMENTS:

Strictly through prior arrangement with Cooper and Tanner on 01458 840416. If arriving early, please wait outside to be greeted by a member of our team (barring adverse weather).





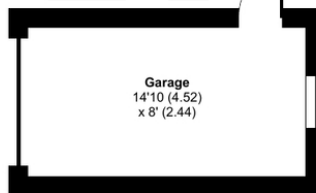
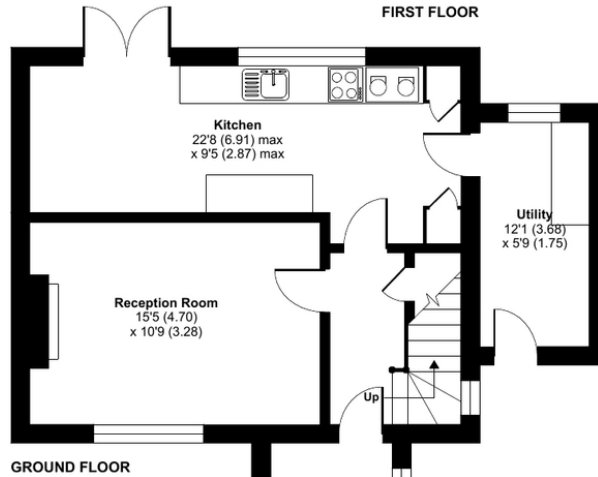
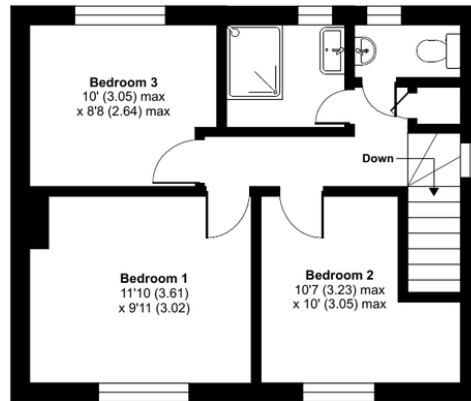
# Willmotts Close, Chilton Polden, Bridgwater, TA7

Approximate Area = 1004 sq ft / 93.3 sq m

Garage = 118 sq ft / 10.9 sq m

Total = 1122 sq ft / 104.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Cooper and Tanner. REF: 1001373

## STREET OFFICE

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