

Broadway

Chilton Polden, TA7 9DJ

COOPER
AND
TANNER



Guide Price £425,000 Freehold

An attractive detached chalet style bungalow offering beautifully presented and tasteful decor throughout the spacious open plan accommodation, with all the flexibility afforded by two ground floor bedrooms and a third to the converted loft. The property is set within a comfortable size plot in this sought after Polden Hills village, and is offered for sale with no onward chain.

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ACCOMMODATION:

This elegant detached bungalow is primarily entered via the front elevation which is sheltered by a full width canopy, and the entrance opens into a welcoming central hallway providing access to the two ground floor bedrooms, principal bathroom and the living accommodation. Both bedrooms are double rooms of comfortable proportions with a light and airy feel and neutral decor. Quality wooden flooring also continues throughout most of the ground floor and a stylish shower room with a modern white suite serves this level. The spacious reception room offers a wonderful open plan area suitable for family gatherings, benefiting from a naturally bright dual aspect and an attractive focal point in the form of a contemporary wood burning stove. Loosely defined areas provide informal seating and a formal dining area as required. The generous kitchen/diner also offers further informal dining options, access via double doors to the rear garden and a comprehensive range of fitted wall, base and drawer units, work surfaces and a one and a half bowl drainer sink. Dual aspect windows also look out to the rear garden and integral appliances include an electric oven, ceramic hob, cooker hood and dishwasher. A second bank of fitted units at the other end of the room offers useful storage space as well as provisions for laundry appliances. Stairs lead up from the living area to the generous converted loft space, which offers flexibility to use as a superb en-suite bedroom, office, snug or play room.

OUTSIDE:

Externally, the property also enjoys a good size plot and is nestled centrally into its grounds. Off road parking is a plenty at the front elevation, with a large driveway offering space for three/four vehicles and a large area at the side offering potential to build a garage, car port or other outbuilding (subject to relevant planning consent). The attractive front garden creates a pleasant approach to the main entrance, past a lawn with flowerbed borders and ornamental pond. Gated side access at either elevation, leads to

the rear garden, as well double doors from the dining room which open out to a large raise deck spanning a large part of the rear elevation. This provides a wonderful spot in which to host garden gatherings or enjoy an evening tippie. The remainder of the back garden is laid mostly to lawn with shrub and hedgerow borders. Families with children or pets will appreciate the useable recreation space whilst keen gardeners will have plenty of potential to get creative here.

SERVICES:

Mains electric, water and drainage are connected, and oil-fired central heating is installed.

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, 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. 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 via Cooper and Tanner on 01458 840416. If arriving early, please wait to be greeted by a member of our team.





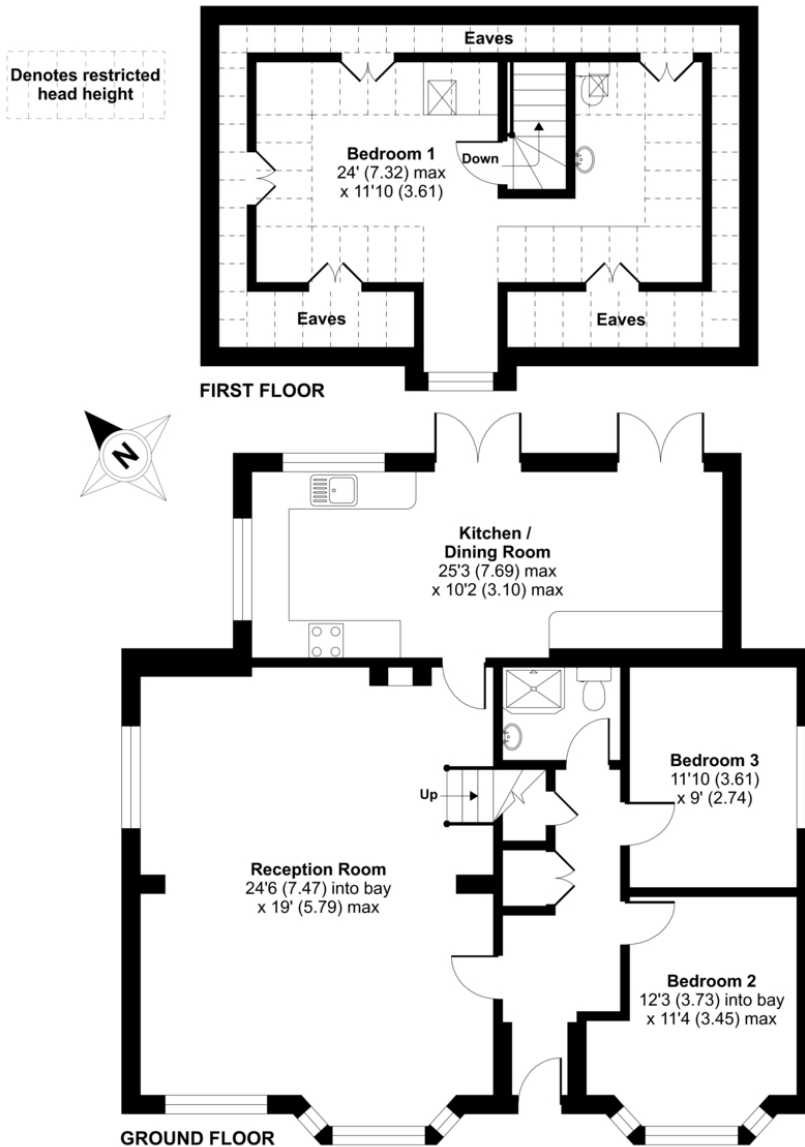
Broadway, Chilton Polden, Bridgwater, TA7

Approximate Area = 1288 sq ft / 119.6 sq m

Limited Use Area(s) = 300 sq ft / 27.8 sq m

Total = 1588 sq ft / 147.5 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 2021. Produced for Cooper and Tanner. REF: 797457

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