

Pitch Fee Applies  
£245,000







## Chilton Park, Bridgwater, Somerset TA6 3JW



### Features

- Modern Park Homes – High-quality, well-insulated homes with contemporary designs and layouts.
- Beautiful Rural Location – Situated near the Quantock Hills and Exmoor, ideal for nature lovers and outdoor enthusiasts.
- Exclusive Residential Park - Designed for residents over 55 living in a peaceful countryside setting.
- Proximity to Bridgwater – Just a short distance from Bridgwater town center, offering easy access to shops, healthcare, and amenities.
- Leisure Facilities Nearby – A new leisure center across the road includes a gym, swimming pool, and exercise classes.
- Safe & Secure Living – Private residential setting with a quiet atmosphere, catering to older residents.
- Low Maintenance Lifestyle – Designed for ease of living with minimal upkeep required.

### Summary of Property

The Omar Elveden Cottage 40' x 20' is a charming park home that exudes traditional cottage aesthetics both inside and out. Its exterior features a distinctive stepped roofline, a false chimney breast, Tudor-style beams, boxed-out windows with cedar cladding, and a cottage-style front door, all contributing to its quintessential cottage charm.

Inside, the home offers a warm and inviting ambiance with unique characteristics in each room. The lounge showcases feature beams and a cosy electric stove set on a tiled hearth, creating a snug atmosphere.

The kitchen and dining area, located at the heart of the home, also boast feature beams, enhancing the cottage feel. The master bedroom includes extensive wardrobe space and a charming window seat, providing a comfortable retreat. The bathroom epitomizes cottage luxury with a beautiful Victorian-style roll-top bath.

Standard features of the Elveden Cottage include construction built to BS 3632 standards with a 10-year Gold Shield structural warranty, a high-pitched tiled roof with a 40-year guarantee, and uPVC double glazing. The lounge is adorned with feature beams, dual aspect windows and an electric stove. The kitchen is equipped with a range cooker, alabaster farmhouse-style units, and integrated appliances. The master bedroom offers ample storage and an en-suite shower room, while the bathroom features a traditional roll-top bath.

Chilton Park is an exclusive residential park home development situated in Chilton Trinity, just north of Bridgwater, Somerset. This park caters to individuals over 55 who will enjoy living in a serene environment.

The park offers modern amenities and is conveniently located near the Quantock Hills and Exmoor, providing residents with opportunities for outdoor activities like golfing and fishing. Additionally, nearby beaches such as Burnham-on-Sea and Minehead are easily accessible. A new leisure centre across the road features a gym, exercise classes, a sports hall, and a swimming pool, enhancing the active lifestyle options for residents.

Pitch Fee: £155.50 - Council Tax Band: A - EPC: Exempt

## Room Descriptions

### The Omar Elveden Cottage 40' x 20'

A charming park home that embodies traditional cottage aesthetics. While specific room dimensions can vary based on customization and layout preferences, the standard 40' x 20' (approximately 12.19m x 6.10m) model typically includes the following rooms:

#### Construction

Built to BS 3632 and protected by a 10-year GoldShield structural warranty  
High pitched tiled roof (tiles guaranteed for 50 years)  
uPVC double glazing (10-year frame warranty + 5-year glazing warranty)

#### Exterior

Distinctive stepped roofline and feature false chimney breast to the lounge  
Feature Tudor style beams to the roof dormer  
Boxed out windows with cedar cladding detail  
Black half lantern lighting  
Cottage-style front door and French doors to the dining area

#### Lounge

Feature beams to the ceiling and fireplace  
Vaulted ceiling to the lounge  
Feature log-burner effect electric stove  
Triple lined, pinch pleat curtains  
Combi-Bac carpet with underlay

#### Kitchen and Dining Area

Kitchen with dining area and separate utility room

Vaulted ceiling with feature beams

Electric range cooker and a 5 ring gas hob with chimney hood

Breakfast bar with storage baskets a drawer, and stools

Alabaster farmhouse-style fitted kitchen with soft close doors and drawers

Integrated fridge-freezer, dishwasher and washing machine

Ceramic sink with mixer tap

Combi-bac carpet with underlay to the dining area and vinyl flooring to the kitchen and utility

#### Bedrooms and Bathrooms

Master bedroom with extensive wardrobe space, window seat and en-suite shower room

Freestanding bedside cabinets

Triple lined, pinch pleat curtains to the bedrooms

Victorian style bathroom with traditional roll-top bath with feet

Country cottage-style white vanity units, heated towel rails and Venetian blinds to the bathroom and en-suite

Combi-Bac carpet with underlay to the bedrooms and vinyl to the bathroom and en-suite

#### Outside Front

Ample parking with an electric charging point with access to both sides to the rear of the property.

#### Outside Rear

Large patio area with areas laid to chippings with hedging which surrounds the property.





Floorplan

