

Pitch Fee Applies
£245,000





Chilton Park, Bridgwater, Somerset TA6 3JW



Material Information
Council Tax Band & Charge for Current Year
Band: A £1,777.71 2025/26
EPC Rating & Date Carried Out
EPC Exempt
Building Safety
None Reported
Mobile Signal
Ofcom Mobile Coverage Checker
Provides official indoor and outdoor coverage predictions across all major UK networks (EE, O2, Three, Vodafone).
Ofcom Mobile Coverage Checker provides official predictions for indoor and outdoor coverage across all major UK networks (EE, O2, Three, Vodafone).
nPerf Mobile Coverage Map
Displays real-world 2G, 3G, 4G, and 5G signal strength across all networks, based on user data.
https://www.nperf.com/en/map/GB/-/signal?z=20&lg=0&z=0&z=3
Mast Data Mobile Mast Summary
Shows mast locations and coverage details for each mobile provider across the UK.
https://mastdata.com/coverage
Construction Type
Park Home Unit - BS 3632:2015 compliant
10-year Gold Shield structural warranty (2018); Pitched tiled roof (guaranteed for 40 years-2018)
PVCu double glazing with 10-year frame warranty (2018)
Existing Planning Permission
None Registered
Coalfield or Mining
N/A
Disclaimer:
The information provided above has been obtained directly from the sellers or their representatives. While every effort has been made to ensure its accuracy, we cannot guarantee its completeness or reliability and advise interested parties to carry out their own due diligence

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.
- Annual Pitch Fee: £155.50

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.

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

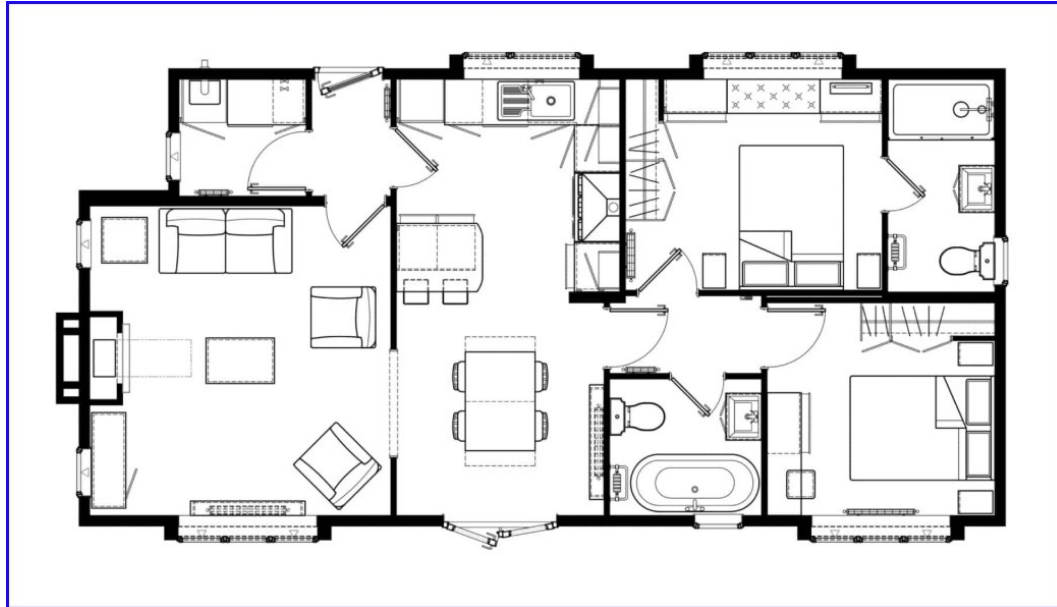
Ample parking with an electric charging point with access to both sides to the rear of the property.

Outside Rear

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



Floorplan



**This
property is
exempt from
an EPC**