

The Walnuts

Chilton Polden, TA7 9ES

COOPER
AND
TANNER



Guide Price £480,000 Freehold

A perfectly positioned family bungalow in the popular village of Chilton Polden. With three bedrooms, two reception rooms and a newly fitted kitchen and family bathroom this property has a great deal to offer.

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ACCOMODATION:

The front door opens into a spacious porch area, where further doors lead into the main hall or to the front aspect dining room. The dining room is light and spacious and being south facing lets in a great deal of light. From the main hall there is access to the large sitting room with an electric fire and double aspect windows, whilst a smaller reception room is positioned adjacent to this and leads through into the spacious conservatory, which is in need of some updating. The kitchen has been recently modernised to a high standard with electric hob and oven, stainless steel sink with mixer tap, and brand new integrated fridge/freezer and dishwasher and microwave as well as space for an included washing machine. The bathroom has also been refurbished and offers a bath with shower over as well as a low level WC and hand wash basin. There are two double bedrooms and a large single providing ample accommodation for a family or for those looking for single story living. With an ample plot size there is plenty of scope for extension, subject to planning permission.

OUTSIDE:

The property benefits from a large wrap around garden, mostly south facing that surrounds the property in lawn, established beds and trees, giving the bungalow a feel of seclusion on the edge of the village. There is off-road parking for at least two vehicles with plenty of space to extend the parking provision. There is a detached single garage also providing additional parking or handy storage. The rear of the property looks over open fields towards the Mendip Hills, giving the property a delightful rural outlook.

SERVICES:

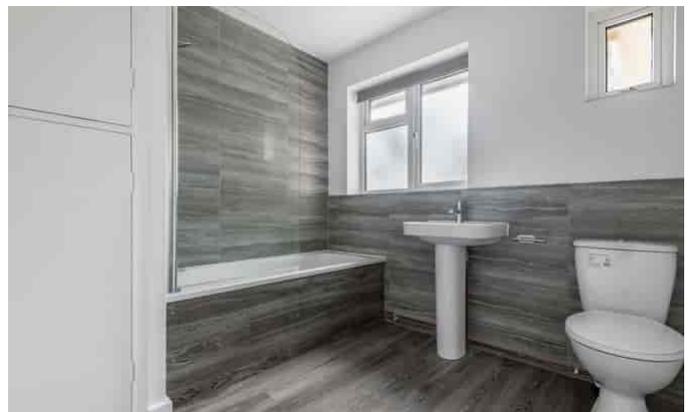
The property benefits from mains water and drainage and mains electric. Electric storage heaters are installed throughout the property. The property is council tax band D and falls under Sedgemoor District Council.

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).

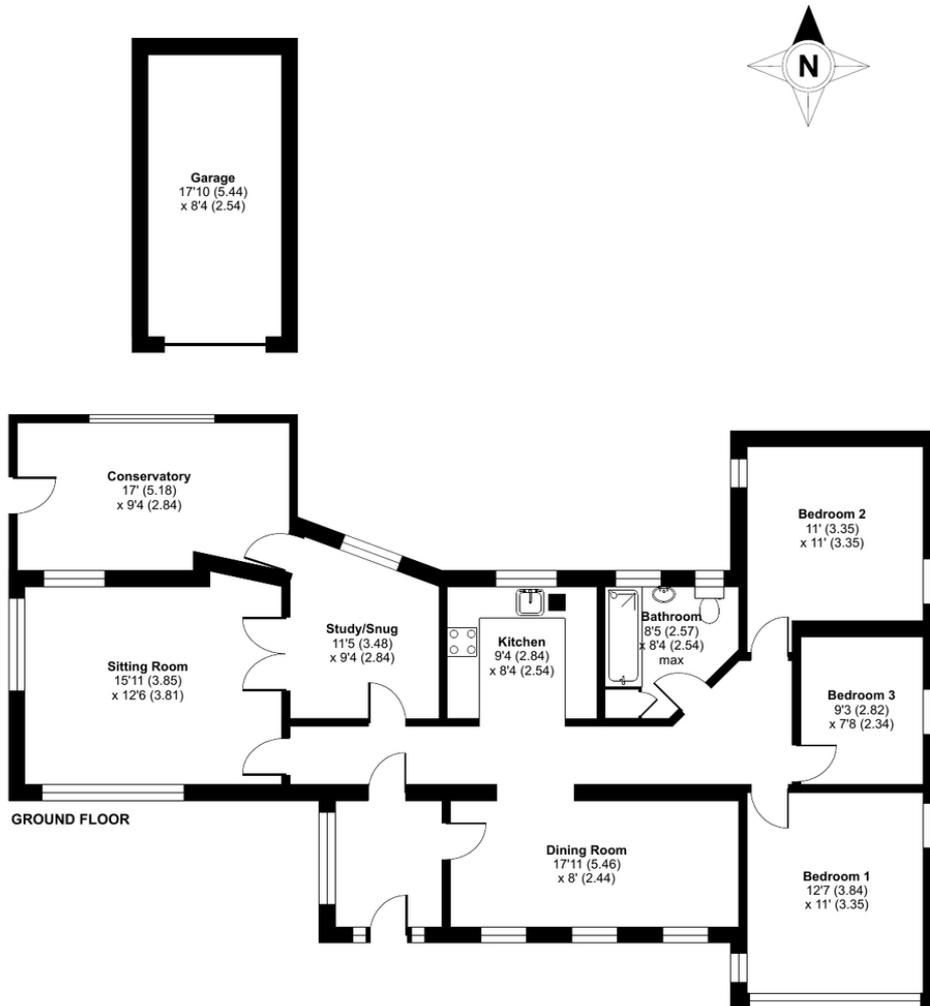




Chilton Polden, Bridgwater, TA7

Approximate Area = 1512 sq ft / 140.5 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Cooper and Tanner. REF: 914270

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