

Willmotts Close

Chilton Polden, TA7 9DL

COOPER
AND
TANNER



Asking Price Of £510,000 Freehold

A well-proportioned detached three bedroom bungalow in the heart of the sought after village of Chilton Polden, with a self-contained one bedroom annexe ideal for extended family living or airbnb potential.

Willmotts Close
Chilton Polden
TA7 9DL

 4  2  2 EPC E

Asking Price Of £510,000 Freehold

ACCOMMODATION:

The property is entered through a helpful porch, which opens into the main entrance hall where doors lead to the three principle bedrooms comprising two good sized doubles and a single. The family bathroom is very well proportioned with a bath as well as a walk in shower, WC and hand wash basin. A further door leads to the main sitting room, complete with log-burning stove. From here an arch leads to the kitchen/dining room which is light and airy and provides a range of base and eye level units, integral electric ovens and hob and space/plumbing for a washing machine or dishwasher. There is also a breakfast bar. French doors lead through the lovely conservatory and in turn to the rear garden.

ANNEXE:

The annexe has its own private front entrance as well as separate access to the rear garden, and consists of a spacious sitting room, galley style kitchen and a shower room. There is not currently a door connecting the annexe to the main bungalow, but this could be remedied.

OUTSIDE:

To the front of the property there is a small area of lawn and two separate driveways, for the main house and annexe respectively. This provides parking for at least three cars. The rear of the property is a large garden with a mixture of lawn, decked area and mature planting. This would be ideal for

both those looking for low-maintenance or a blank canvass. There are also a couple of garden sheds as well as a greenhouse.

SERVICES:

Mains electric and water is connected, and electric 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).





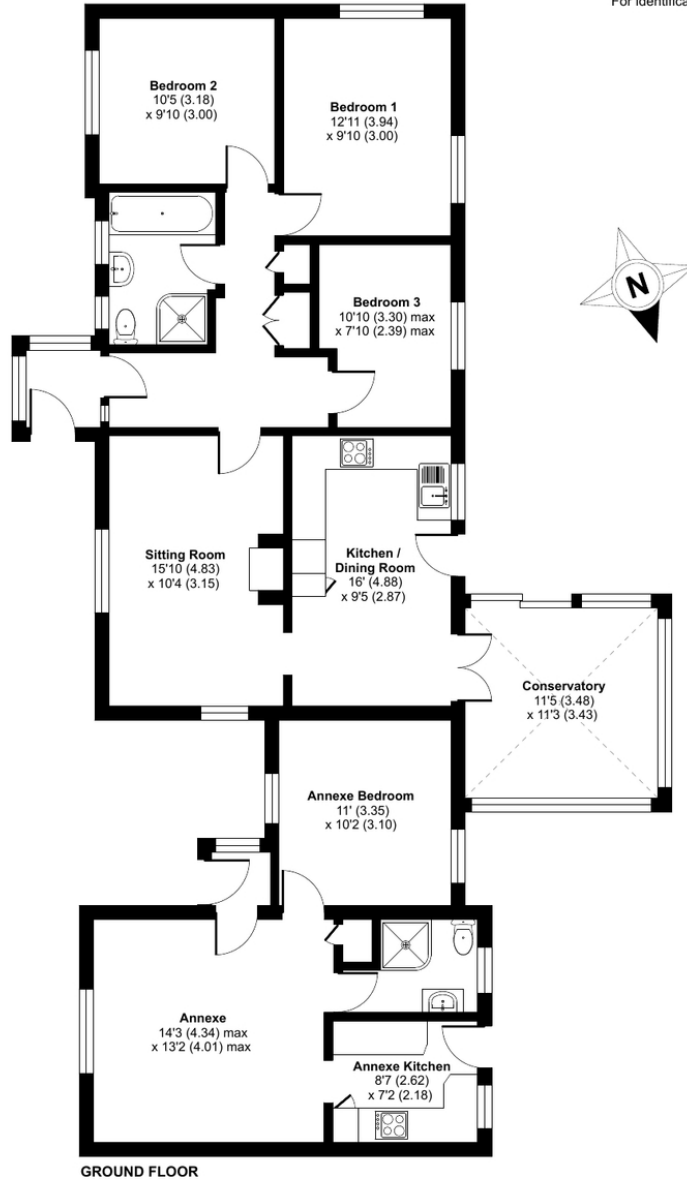
Willmotts Close, Chilton Polden, TA7

Approximate Area = 987 sq ft / 91.6 sq m

Annexe = 436 sq ft / 40.5 sq m

Total = 1423 sq ft / 132.1 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: 1019655

STREET OFFICE

Telephone 01458 840416

86, High Street, Street, Somerset BA16 0EN

street@cooperandtanner.co.uk

**COOPER
AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

