

**Guide Price**  
**£197,500**  
**Non-traditional**





Chilton Park, Bridgwater, Somerset TA6 3JW



### Features

- Over 50s Residential Park Setting
- Existing Structural Warranty
- Stylish Canaxel Exterior Cladding Finish
- Fully Integrated Modern Kitchen Appliances
- Master Bedroom With Walk-In Wardrobe
- Private En-Suite Shower Room Included
- Peaceful, Well-Maintained Park Location
- Easy Access To Town Centre
- PITCH FEE: £155.50 PER MONTH

## Summary of Property

DORSET PARK HOME 40' x 20' – STYLISH, LOW-MAINTENANCE LIVING FOR OVER 50s (CASH PURCHASE ONLY)

Located on the ever-popular Chilton Park development in Bridgwater, this beautifully presented Dorset model by Wessex offers a superb combination of style, comfort, and practicality – perfect for those seeking relaxed living in a well-kept, over-50s residential park. This particular home still benefits from the remainder of a 10-year Gold Shield structural warranty, offering added peace of mind.

The property enjoys an attractive external finish with smart Canaxel cladding, box bay windows, and a central roof dormer. Inside, a generous L-shaped lounge and dining area provides a cosy yet stylish space, while the sleek kitchen features champagne-toned units with brushed steel handles and integrated appliances – including a fridge-freezer, washing machine, dishwasher, oven and hob. There's also a handy boot room with coat hooks, additional storage, and cushioned seating.

The spacious master bedroom runs the full width of the home and includes a walk-in wardrobe and private en-suite shower room. A second double bedroom and main bathroom are also well-finished, offering excellent storage and modern fittings throughout.

Chilton Park offers a peaceful, community-focused environment just a short drive from Bridgwater town centre, with easy access to local amenities, supermarkets, medical services, the M5 and train links.

EPC: EXEMPT

COUNCIL TAX BAND: A – £1,777.71 (2025/26)

PITCH FEE: £155.50 PER MONTH CASH BUYERS ONLY – OVER 50s SITE

## Room Descriptions

### Internal Features

Step into a bright and spacious L-shaped lounge and dining area, tastefully presented with an elegant cream Flammette fireplace set on a black granite hearth. The almond hessian-backed carpet with underlay adds comfort, while bone tartan curtains and matching scatter cushions create a cosy, welcoming atmosphere.

The kitchen is sleek and modern, featuring champagne metallic units with brushed steel handles, a cream matte worktop, and a bold violet glass splashback. Practical laminate flooring runs through to the adjoining boot room, which includes a coat rack, storage cupboards, and a cushioned seat – perfect for everyday use. Integrated appliances include a fridge-freezer, washing machine, dishwasher, electric oven, hob, and extractor. Inset ceiling spotlights and a Highland check Roman blind complete the look with style and functionality.

The master bedroom offers a calm retreat, with pebble grey Shetland check curtains, matching cushions, and a walk-in wardrobe. The second double bedroom includes pearl white and acacia sliding wardrobes, complemented by soft grey and indigo check curtains and cushions.

Both the main bathroom and en-suite are finished to a high standard, with wall-hung floating vanity units and modern fittings. The bathroom features a shower-over-bath, while the en-suite offers a walk-in shower for added convenience.

### External Features

The property makes an immediate impression with its stylish feature front door, set proudly beneath a central roof dormer and framed by high-quality Canexel cladding for a smart, contemporary finish. This striking entrance acts as a true focal point, hinting at the quality and style found within. Box bay windows add further character to the façade, enhancing both curb appeal and the amount of natural light that floods the interior.

The carefully designed rooflines incorporate contrasting cladding panels and deep overhanging soffits,

Outside, the home benefits from a spacious private driveway providing off-road parking for several vehicles, along with a detached garage – ideal for additional storage, a workshop space, or secure vehicle parking. Altogether, this property combines kerb appeal, practicality, and comfort in equal measure.

### About Chilton Park and Location

Chilton Park is a highly regarded residential park home development located on the southern outskirts of Bridgwater, Somerset. Designed exclusively for the over-50s, the park offers a peaceful, community-driven environment that's perfect for those looking to enjoy a more relaxed, low-maintenance lifestyle in a well-kept setting.

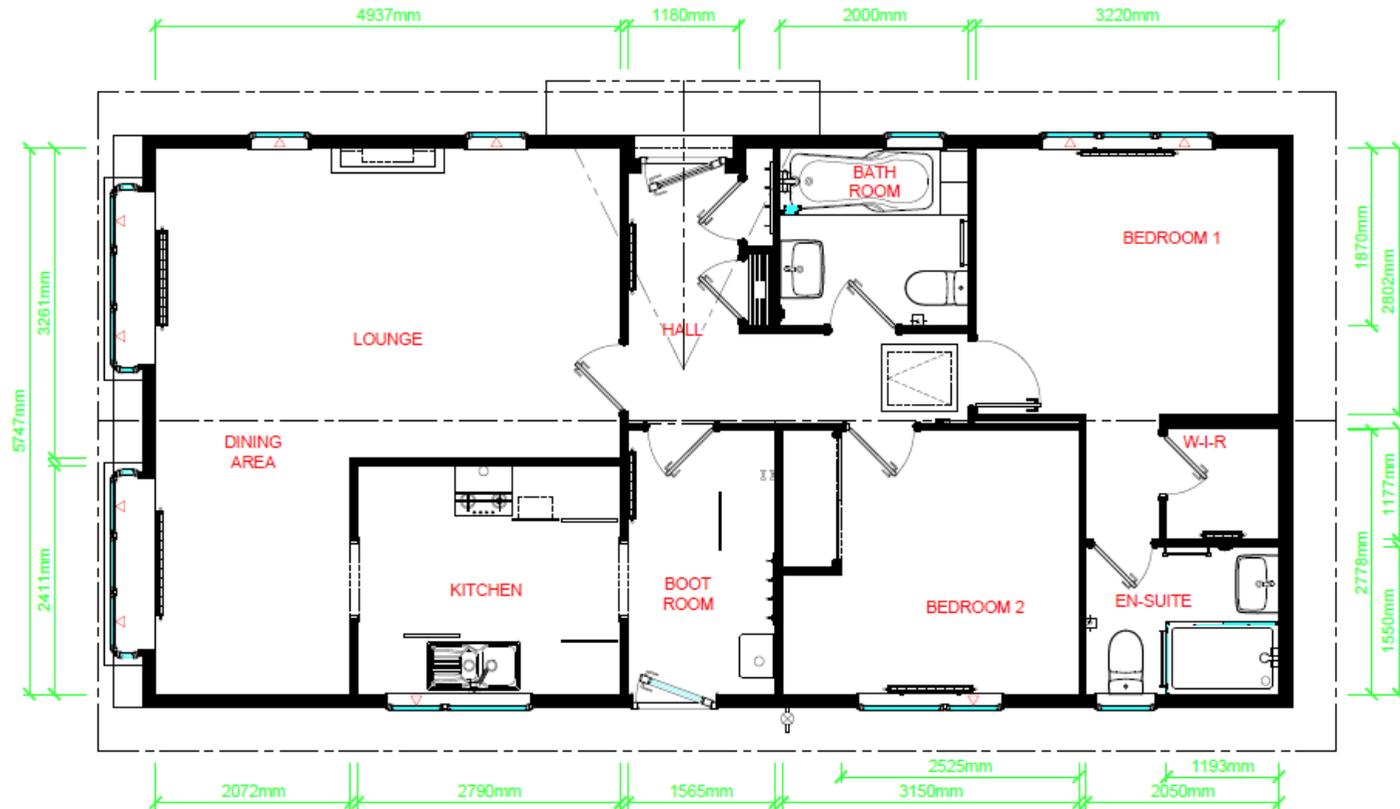
The development is thoughtfully laid out, featuring detached, individually styled park homes set among landscaped grounds with plenty of space between properties. With private driveways and easy single-level living, it's a practical and comfortable choice for downsizers and retirees alike.

Just a short drive from Bridgwater town centre, Chilton Park benefits from excellent access to local amenities including supermarkets, independent shops, cafés, medical centres, and pharmacies. The nearby M5 motorway provides swift connections to Taunton, Bristol, and Exeter, while Bridgwater railway station offers direct routes to both local and national destinations.

Combining a tranquil atmosphere with a strong sense of community, Chilton Park remains a popular choice for those seeking a quieter pace of life—without compromising on convenience or connectivity.



# Floorplan



## Building Safety

Non Reported

## Mobile Signal

Ofcom shows predicted mobile coverage, nPerf shows real-world signal strength.

## Construction Type

Park Home Construction

## Existing Planning Permission

Non Reported

## Coalfield or Mining

Non Reported

**Council Tax:** Band A

**Council Tax:** Rate 1777.71

**Parking Types:** Driveway.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTC.

**Accessibility Types:** Lateral living.

**Flooding Sources:**

Has the property been flooded in last 5 years? No

**Flooding Sources:**

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property?

No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

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