



£290,000

At a glance...



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**holland
& odam**

19 Church Lane
Chilton Polden
Somerset
TA7 9DU

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From Street take the A39 towards Bridgwater passing through the villages of Ashcott and Walton. After approximately 6 miles turn right signposted to Catcott and Edington. At the crossroads where The King William pub will be in front of you, turn left and proceed passing through Edington (where the doctors surgery, village hall etc will be on your left) into the adjoining village of Chilton Polden. Take the next left at the Parish Church into Church Lane continue through a few bends and just before a sharp left hand bend, the

Services

Mains electricity, water and private drainage are connected. Air source heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold
The property also benefits from receiving RHI payments (Domestic renewable heat incentive) for the remaining four years



Location

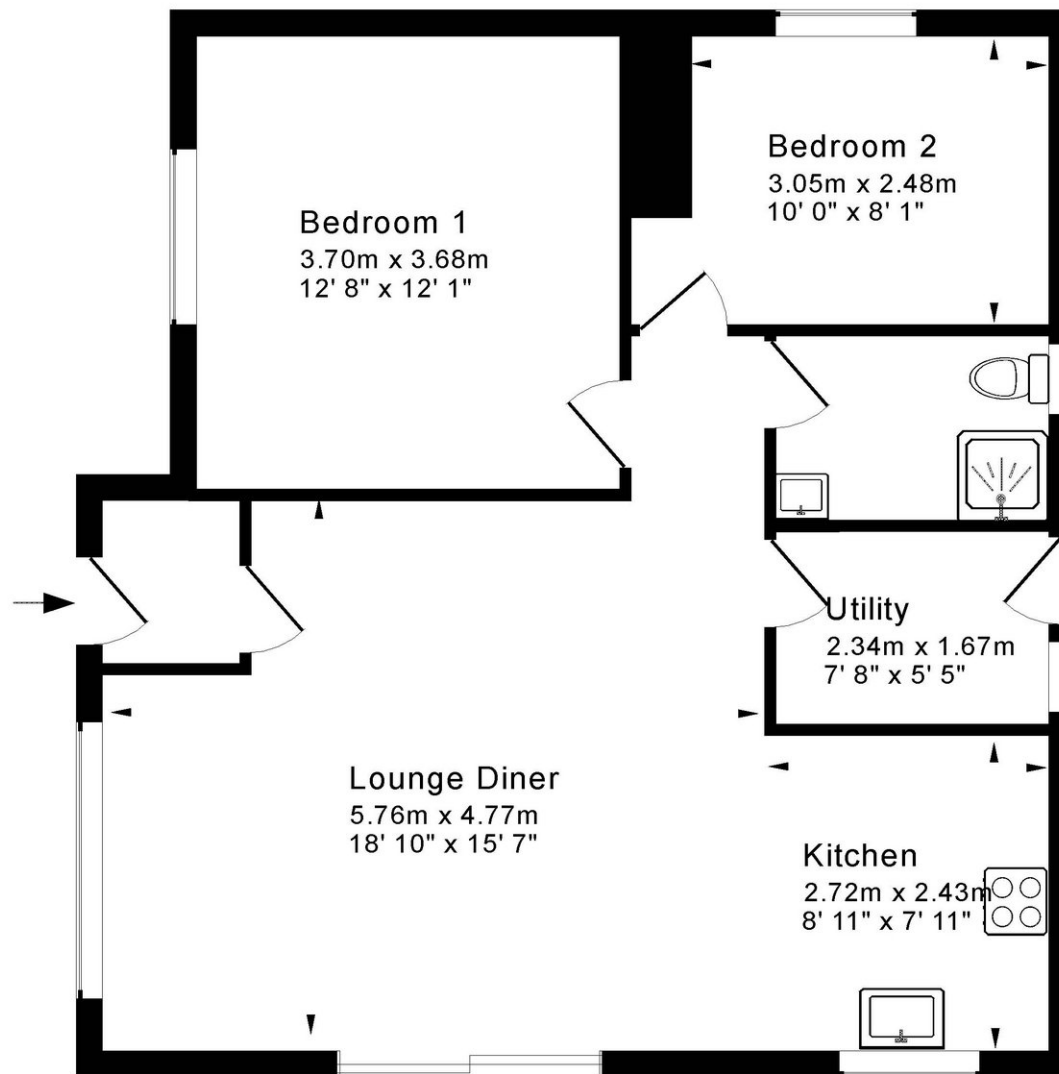
The village of Chilton Polden is conveniently located for access to the M5 motorway interchange at Dunball, Bridgwater some 5 miles distant. This Polden Hill village offers local amenities including a pub and Village Hall with a primary school in Catcott and a doctors surgery, Post Office and shop in Edington whilst more comprehensive facilities can be found in Bridgwater to the West and the thriving town of Street to the East. The major centres of Bristol, Taunton and Exeter are within commuting distance.

Insight

Affording a peaceful rural location, along a quiet village lane, yet close to centre of the village and within reach of the local amenities servicing the highly desirable Polden villages. The Bungalow looks out over the neighbouring fields and is adjacent to sign posted footpaths, ideal for countryside walks. Internally, the well presented accommodation comprises of an open plan sitting room/dining room with a stylish kitchen off, two double bedrooms and a bathroom. There is plenty of off road parking to the front and side, with a lovely enclosed side and rear garden.



- Enjoying a peaceful location in this most sought after Polden Hills village. This thoughtfully designed bungalow is attractively presented with stone elevations, vaulted ceiling with exposed wooden beam in the lounge/dining room and quality fittings in both the kitchen and bathroom
- Exposed Oak floors also feature throughout the property as well as the modern comfort of air source underfloor heating
- From the entrance porch, a door opens into the open plan lounge/dining room. Here there is a more recent addition of a wood burning stove and a wide sliding glass door onto the patio and garden
- The kitchen comprises a more recent updated wide range of units with wood work surfaces over, quality integrated appliances including an AEG induction hob and Zanussi electric oven
- Moving along the hall from the sitting room, there is a utility room with a door to the rear and two double bedrooms, with bedroom one being particularly spacious and includes a fitted double wardrobe and shelving
- Finally, the accommodation is completed with the updated bathroom, which includes a corner shower enclosure and vanity unit with inset wash hand basin a WC
- Outside, the property is set back from Church Lane, behind ample gravel parking for a couple of cars, which extends to the side where further parking is available. Access to the rear garden can be found via secure gate, into a delightful secluded oasis of mature flower shrubs, lawn and patio, enjoying a great degree of sunlight



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title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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