

£295,000

At a glance...

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holland & odam

16 White Meadow
Chilton Polden
Somerset
TA7 9EZ

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From Street proceed on the A39 towards Bridgwater passing through the villages of Walton and Ashcott. After approximately six miles turn right signposted to Catcott. Drop down the hill and upon reaching the crossroads, turn left and continue into Edington. Proceed along Broadway passing Edington surgery on your left and then Gwilliams store also on your left. Pass The Leather and Lace on your left and take the next left in Chapel Close continue onto Hayne Walk, and bear left into White Meadow. Follow the road around to the right where the property will be found on the right hand side and identified by our for sale board.

Services

Mains electricity, water and drainage are connected.
Air Source central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold
Estate/Management Charges **TBC**







Location

The property is situated in an attractive cul-de-sac in the village of Chilton Polden with access to the M5 junction 23 - some 5 miles distant. Chilton Polden has a Village Hall and a pub and there are primary schools in Catcott and Woolavington, doctors' surgeries at Edington and Woolavington, and a small store and Post Office in Edington. Comprehensive shopping and leisure, arts and sports facilities can be found in Bridgwater, Street and Taunton. Bristol, Bath and Exeter are within easy commuting distance. Bristol airport is 45 minutes by car and London is 3.5hrs via the M5/M4. The property is situated on the Somerset 'Levels' which is a great area for cycling.

Insight

Offered for sale with no onward chain and vacant possession, this light and spacious three bedroom detached home is pleasantly situated within the popular village of Chilton Polden. The property offers well proportioned accommodation throughout, together with an enclosed rear garden and driveway parking.

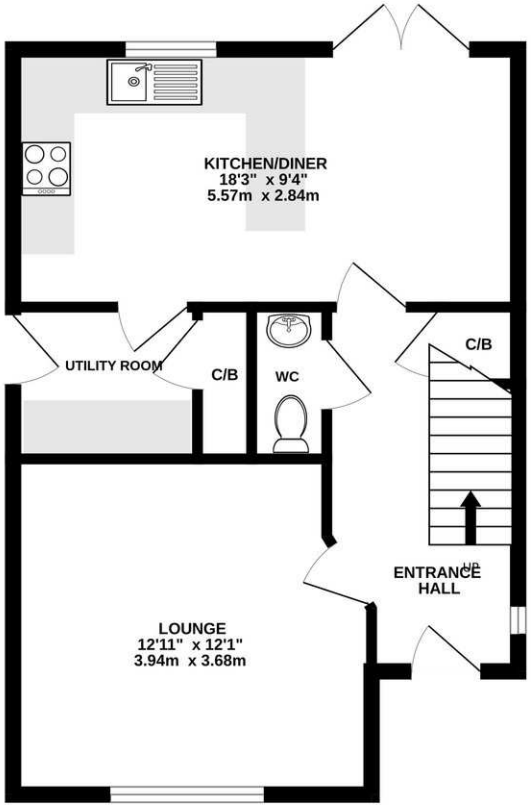
- A practical family home featuring a spacious entrance hall with understairs storage, a useful ground floor WC and a generous first floor landing.
- Enjoying a spacious and light filled sitting room, offering ample room for a range of freestanding furniture and a comfortable, versatile layout.
- Generous kitchen/diner with ample space for a dining table, French doors opening directly onto the rear garden and access through to a useful utility room.
- The kitchen is fitted with a range of wall, base and drawer units, together with a built in oven and hob, space for a dishwasher and a freestanding fridge/freezer.
- Useful utility room fitted with base units, plumbing for laundry appliances and a handy storage cupboard, with a door providing access to the side of the property.
- Affording three well proportioned double bedrooms, with the principal bedroom further benefiting from its own en suite shower room.
- Served by a neatly presented family bathroom comprising a panelled bath, wash basin and WC.
- Enclosed rear garden with patio, lawn, garden shed and side access, offering a blank canvas to personalise and incorporating a hedgehog highway.
- Benefiting from tandem driveway parking, providing convenient off road parking for multiple vehicles.



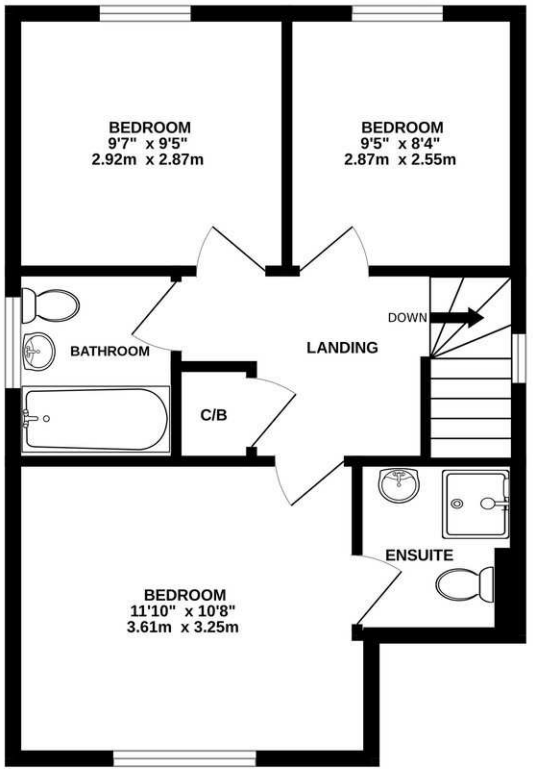




GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 933 sq.ft. (86.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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