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 EPC D

£240,000 Freehold

Broadway
 Chilton Polden
 TA7 9EQ

**COOPER
 AND
 TANNER**



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Accommodation

What could you do with that garden? Built in the mid-1950s, and owned by the same family since that time, this warm welcoming home is now in need of a new breath of life. Well-maintained, with double glazing throughout, it is ready for someone to move in and freshen it up. It could be for someone creative looking for their next project, it could make someone a lovely family home, and with such a generous plot, we wonder what exciting projects could be planned for it!

The front of the property faces onto Broadway and is accessed via a garden gate and a path leading to the front door. Inside, the hallway runs front to back, with access to the sitting room, stairs and kitchen. The first door on your left takes you into the sitting room which is a generous size and looks out over the front garden. Here there is ample room for sofas, chairs and other furniture and there is a feature fireplace. The kitchen is at the rear of the house, with a stainless-steel sink and drainer with mixer tap under the window, space for a washing machine, cooker and fridge and with lovely views of the extensive back garden. This kitchen boasts a tiny pantry which still houses its original solid-stone cold shelf. An opening leads from the kitchen into the dining room, where there is space for a table, chairs and other furniture. A small door in the wall, between the two rooms, accesses under stairs storage. Upstairs, there are two good size double bedrooms, one with built-in wardrobe and southerly views to the rear and the second with views to the front. The third bedroom is a generous single bedroom with a window looking out to the side and a small storage cupboard in the corner. These three bedrooms share a family bathroom with bath and wash hand basin, and a

separate WC. Also, on this floor is the airing cupboard with the hot water tank with immersion. The property is warmed by electric heaters, it has modern double glazing throughout and the vendor tells us there is cavity wall insulation.

Outside

There are lovely, mature gardens surrounding the property on all three sides, with a vast expanse stretching out at the back. Whilst much of the level plot is laid to lawn, there are well stocked beds and vegetable plots delineated by little stone paths. For those of you who are green fingered you'll be pleased to know there is a greenhouse, a wooden garden shed, and a couple of brick build outbuildings, one of which has power, light and water. The plot also has potential to provide for parking for numerous vehicles, subject to planning permission.

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, 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. Secondary education is available at Crispin School, Strode College and the renowned Millfield School, all in Street. The village is 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 via Cooper and Tanner on 01458 840416. If arriving early, please wait to be greeted by a member of our team.

Local Information Chilton Polden

Local Council: Sedgemoor District Council

Council Tax Band: B

Heating: Electric Storage Heaters

Services: Mains electric, water and drainage.

Tenure: Freehold



Motorway Links

- M5 (J23)



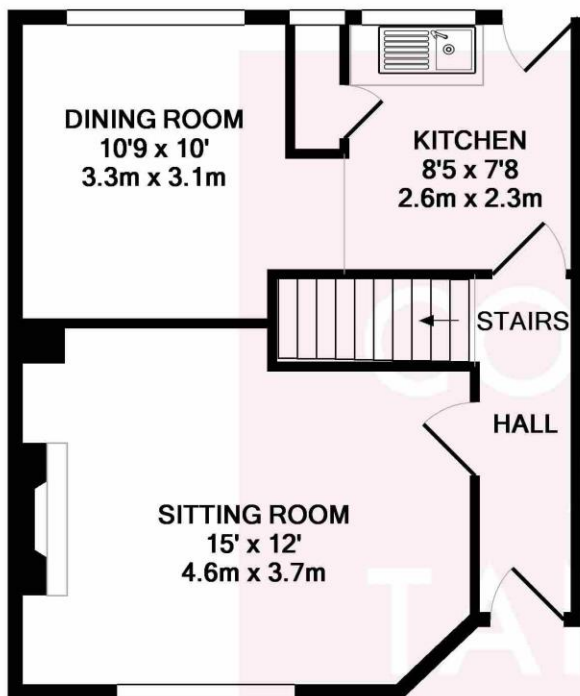
Train Links

- Castle Cary/Bridgwater (Paddington)
- Yeovil (Waterloo)

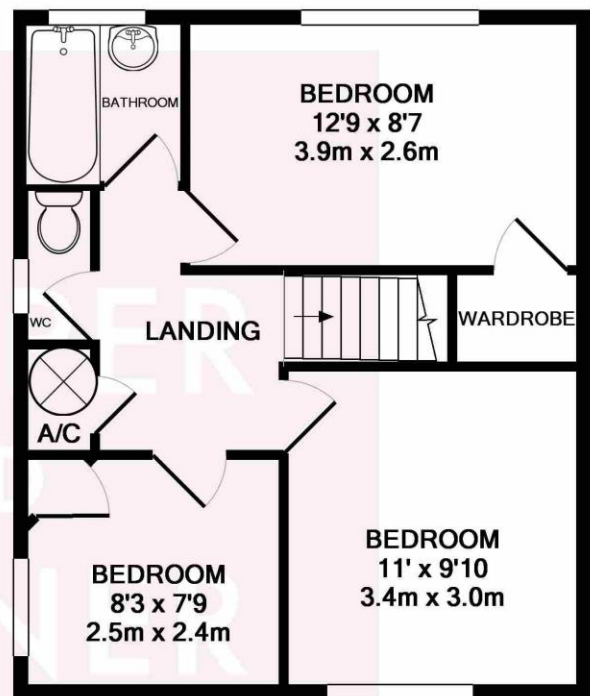


Nearest Schools

- Catcott Primary School
- Crispin School
- Millfield School (private)



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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