



GIBBINS RICHARDS 
Making home moves happen

8 Priory Road, Chilton Polden, Nr. Bridgwater TA7 9EH
£470,000

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A distinguished five bedroom family home in the wonderful village of Chilton Polden. The property is warmed by oil central heating, ample off road parking, double garage, extensive accommodation and is being sold with no onward chain. The accommodation comprises in brief; entrance hall, sitting room, dining room, kitchen/diner, cloakroom, utility room and study. To the first floor are five good size bedrooms with built-in wardrobes (master bedroom with en-suite shower room) and family bathroom. Fully enclosed rear garden.

Tenure: Freehold / Energy Rating: D / Council Tax Band: E

Chilton Polden is an attractive village which is located on the outskirts of the 'Polden Hills' and is within easy reach of both Street, Glastonbury and Bridgwater, whilst the M5 motorway is within a ten minute drive away. Within the village there is a pub, church and playing field, whilst primary schooling can be provided at the nearby village of Catcott. The nearby village of Edington provides local amenities to include a post office, village hall and health centre.

NO ONWARD CHAIN
DISTINGUISHED DETACHED HOME
POPULAR VILLAGE LOCATION
EASY ACCESS TO A38
DOUBLE GARAGE
AMPLE OFF ROAD PARKING
OIL CENTRAL HEATING
FULLY ENCLOSED REAR GARDEN
FIVE BEDROOMS





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Entrance Hall	Stairs to first floor. Leading to sitting/dinning room, cloakroom and kitchen.
Cloakroom	5' 11" x 2' 7" (1.8m x 0.8m) Low level WC and wash hand basin.
Sitting Room	19' 8" x 12' 2" (6.m x 3.7m) Front aspect window and French doors leading into conservatory. Feature fireplace.
Dining Room	17' 1" x 13' 1" (5.2m x 4.m) Dual rear aspect windows. Access into hallway.
Kitchen/Diner	16' 9" x 9' 2" (5.1m x 2.8m) Side and rear aspect windows. Two Velux windows. Integrated electric oven, plumbing for dishwasher.
Utility Room	9' 2" x 6' 7" (2.8m x 2.m) Side access door. Oil boiler. Space and plumbing for washing machine. Leading to;
Study	9' 2" x 5' 3" (2.8m x 1.6m) Front aspect window.
First Floor Landing	Front aspect window. Hatch to loft. Doors to five bedrooms and family bathroom. Airing cupboard.
Bedroom 1	13' 5" x 9' 2" (4.1m x 2.8m) Front aspect window. Built-in wardrobes.
En-Suite Shower Room	Rear aspect obscure window. Low level WC, wash hand basin and shower enclosure.
Bedroom 2	15' 5" x 9' 10" (4.7m x 3.m) Side and rear aspect windows. Built-in wardrobes.
Bedroom 3	10' 6" x 9' 6" (3.2m x 2.9m) Front aspect window. Built-in wardrobes.
Bedroom 4	9' 10" x 7' 7" (3.m x 2.3m) Rear aspect window.
Bedroom 5	7' 7" x 6' 3" (2.3m x 1.9m) Front aspect window. Built-in wardrobe.
Family Bathroom	9' 10" x 5' 11" (3.m x 1.8m) Rear aspect obscure window. Low level WC, wash hand basin, bath and separate shower enclosure.
Outside	To the front of the property there is ample off road parking with access gate to rear. To the rear is a private and fully enclosed garden laid to patio and lawn. Side access gates. Greenhouse and storage shed. Oil storage tank.
Garage	18' 1" x 15' 1" (5.5m x 4.6m) Up and over garage door. Power and lighting. Rear and side aspect windows.



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GROUND FLOOR



1ST FLOOR



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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the 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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