



GIBBINS RICHARDS 

The Old Cobblers, 83 Broadway, Chilton Polden, Nr. Bridgwater TA7 9EQ

£325,000

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Making home moves happen

MUST BE VIEWED! Character period cottage boasting deceptively spacious and versatile accommodation including sitting room with inglenook and wood burner, study/reception area, dining room, re-fitted kitchen/breakfast room, downstairs bedroom with en-suite cloakroom, two double first floor bedrooms and re-fitted bathroom suite with walk-in shower. Beautiful landscaped rear garden backing onto fields and off road parking.

Tenure: Freehold / Energy Rating: F / Council Tax Band: C

The Old Cobblers is located in a pleasant village setting which backs onto farm land on the picturesque 'Polden Hill's. The property provides spacious and versatile living space and a number of attractive features include inglenook fireplace with wood burning stove, re-fitted kitchen including 'Rangemaster' oven and attractive landscaped rear garden.

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.

BEAUTIFUL CHARACTER COTTAGE
THREE BEDROOMS
RE-FITTED KITCHEN/BREAKFAST ROOM
SEPARATE DINING ROOM
VERSATILE LIVING ACCOMMODATION
LANDSCAPED REAR GARDEN
OFF ROAD PARKING
POPULAR VILLAGE LOCATION
what3words.com/oldest.statement.raves





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Entrance Lobby	
Sitting Room	18' 5" x 7' 10" (5.61m x 2.39m) Flag stone flooring, inglenook fireplace containing wood burning stove.
Study/Reception	16' 9" x 13' 0" (5.10m x 3.96m) Access to garden.
Bedroom	11' 5" x 11' 6" (3.48m x 3.50m)
En-Suite Cloakroom	5' 11" x 5' 0" (1.8m x 1.53m) WC and vanity wash basin.
Inner Lobby	Access to outside.
Kitchen	23' 2" x 11' 2" (7.07m x 3.41m) Re-fitted with built-in appliances to include fridge/freezer, dishwasher, 'Rangemaster' oven.
Breakfast Area	
Dining Room	16' 6" x 6' 10" (5.03m x 2.08m)
First Floor Landing	
Bedroom 1	16' 5" x 9' 8" (5.00m x 2.94m) with airing cupboard.
Bedroom 2	10' 10" x 9' 2" (3.30m x 2.79m)
Bathroom	12' 5" x 8' 10" (3.78m x 2.69m) including walk-in shower.
Outside	To the front of the property there is off road parking for one vehicle, side access to a private garden which backs onto fields with storage shed, greenhouse and various planting schemes with shrubs, perennials etc.



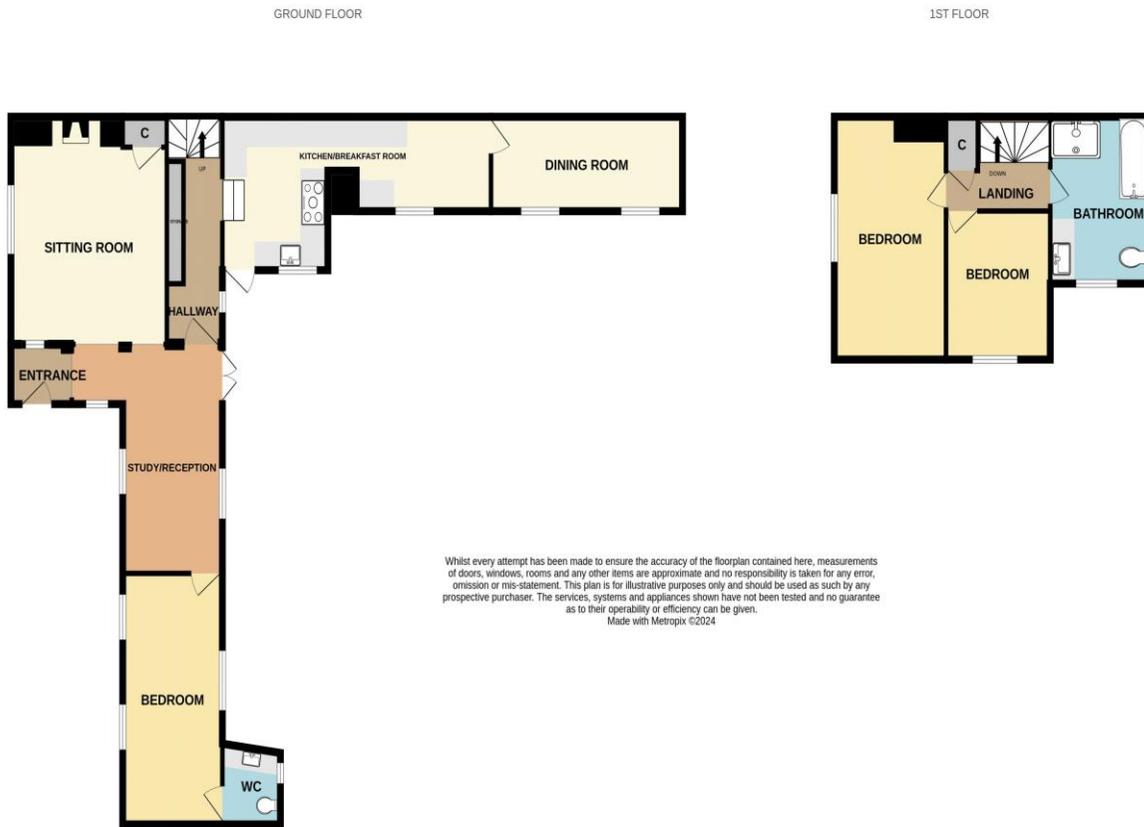
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