



GIBBINS RICHARDS 
Making home moves happen

39a Broadway, Chilton Polden, Nr. Bridgwater TA7 9DJ
Offers in Excess of £275,000

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Entrance Hall	Leading to the kitchen, living room and stairs rising to the first floor.
Living Room	19' 5" x 12' 6" (5.93m x 3.80m) Feature fireplace, French doors leading to the rear garden, and front aspect window.
Kitchen	9' 11" x 8' 0" (3.01m x 2.43m) Side aspect window, fitted with electric hob and cooker, opening through to the utility room.
Utility Room	Plumbing for washing machine, access to cloakroom, and external door leading outside.
Cloakroom	WC, wash hand basin and heated towel rail.
Bedroom One	9' 11" x 9' 11" (3.03m x 3.01m) Rear aspect window and built-in wardrobe.
Bedroom Two	9' 7" x 8' 9" (2.93m x 2.66m) Front aspect window and built-in storage.
Bedroom Three	9' 7" x 8' 8" (2.93m x 2.63m) Front aspect window.
Bathroom	8' 0" x 6' 10" (2.44m x 2.08m) WC, wash hand basin, bath with thermostatic overhead shower, and rear aspect window.
Outside	To the front is a laid to lawn garden with pathway leading to the front door and side access. To the rear is a private enclosed garden with access to the garage via personnel door. The single garage benefits from a personnel door, up-and-over door to the front.

AGENTS NOTE

Once an offer is accepted by our company client, their AML - Administration Fee of £49 + VAT (£58.80) per buyer will be required for them to process the necessary checks relating to compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card payment over the phone with our client. (Please note this fee supersedes our fee as stated below)

We are advised the property benefits from leased solar panels installed in May 2013 under a 25-year agreement with A Shade Greener. The panels are understood to provide electricity during daylight hours, helping to reduce household running costs. We are informed the agreement is transferable to a new owner upon completion. Full details of the lease arrangement, together with any associated documentation, should be confirmed by your solicitor during the conveyancing process.



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



FIRST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 866 sq.ft. (80.4 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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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.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
Once an offer is accepted by our client, an Administration Fee of £40 + VAT (£48) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.