



GIBBINS RICHARDS   
Making home moves happen

Akaroa, Front Street, Chedzoy, Nr. Bridgwater TA7 8RE  
**£595,000**

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A beautifully presented and spacious detached home \* Popular village \*  
Lovely position backing onto fields \* Ample off road parking \* Integral garage \*

This modern detached family home was constructed in 2015 to a high specification, the property has been enhanced in recent years to now create a fabulously presented home, which benefits from four genuine double bedrooms as well as an en-suite shower room. The remainder of the accommodation includes; a spacious living room, well equipped kitchen/dining room with numerous built-in appliances, separate utility including a walk-in larder.

The gardens have been meticulously maintained and benefit from a delightful aspect backing onto a paddock and land beyond. Chedzoy is a popular village located approximately three miles east of Bridgwater and is within easy reach of both the M5 motorway and town centre itself.

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

Total floor area - 2078 sq.ft. (193.0 sq.m.) approx.

Immaculately detached family home

Delightful village location

Rearing onto fields

Four double bedrooms

Large open plan kitchen/dining room

Oil fired central heating

Voltic solar panels / Solar water heater

Ample off road parking/integral garage

What3words ///even.convinced.barks





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Recessed Storm Porch  
Entrance Hall

Cloakroom  
Living Room

Kitchen/Dining Room

Utility

First Floor Galleried Landing

Bedroom 1

En-Suite Shower Room

Bedroom 2

Bedroom 3

Bedroom 4

Bathroom

Outside

Outside power. Door to;  
Stairs to first floor with understairs recess, engineered oak flooring.

Low level WC and wash hand basin.  
20' 10" x 13' 0" (6.35m x 3.96m) Remote controlled wall mounted electric fire. Bay window to front aspect.

31' 5" x 12' 2" (9.57m x 3.71m) reducing to 10' 5" (3.17m) wide to dining area. The kitchen is comprehensively fitted with an attractive range of floor and wall units incorporating breakfast bar, double oven, dishwasher, wine fridge, induction hob and recessed for 'American' style fridge/freezer.

Containing 'Worcester' extra powered oil fired boiler, walk-in larder, plumbing for washing machine. Door to outside. Sky light.

16' 8" x 11' 5" (5.08m x 3.48m) recessed wardrobes.

Double shower enclosure, vanity wash basin, WC.

15' 6" x 12' 5" (4.72m x 3.78m) with double wardrobe. Attractive rural views.

13' 8" (4.16m) max x 10' 8" (3.25m) with built-in wardrobe. Access to a large part boarded loft (please note the loft could easily be converted into additional accommodation - subject to necessary Building Regulation consents).

13' 2" x 10' 8" (4.01m x 3.25m) (currently being utilized as an office)

9' 9" x 9' 5" (2.97m x 2.87m) Spacious room incorporating walk-in shower, bath, vanity wash basin, WC.

To the front of the property there is a natural stone border and mature sycamore tree with a block paviour driveway providing ample off road parking leading to an integral garage with remote door, light and power. Side access leads through to the rear garden comprising of a sun patio with electric awning, level lawn area, further patio and hot tub (available by separate negotiation), two storage units. The garden itself enjoys a delightful aspect backing onto a small paddock and fields beyond.



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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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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.

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