



GIBBINS RICHARDS 
Making home moves happen

15 Willmotts Close, Chilton Polden, Bridgwater TA7 9DL
£270,000

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Extended*Popular Village Location*Ample Off-Road Parking*Studio/Home Office

Set within the attractive village of Chilton Polden, this extended three-bedroom home combines generous living space with a peaceful rural setting.

Ideal for families or those seeking a quieter village setting. Benefiting from ample off-road parking and a useful studio/home office, the property provides flexible living space both inside and out.

The accommodation comprises an entrance porch, cloakroom and entrance hall leading to a sitting room, kitchen/diner and garden room, creating adaptable and sociable ground floor living space. To the first floor are three bedrooms, a family bathroom and a separate WC. The property benefits from oil central heating and uPVC double glazing throughout. Externally, there is ample off-road parking to the front and side, together with a private enclosed rear garden. The studio/home office offers additional flexibility and could also be utilised as a utility space.

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

Total Floor Area Approx 1155 sq.ft (107.3 sq.m.)

Three-bedroom extended semi-detached home

Oil central heating

Upvc double glazing

kitchen/diner plus garden room

Ground floor cloakroom

Studio/home office

Ample off-road parking

Private enclosed rear garden





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Entrance Porch	Door to;
WC	Low level WC and wash hand basin.
Entrance Hall	Stairs to first floor.
Sitting Room	15' 3" x 10' 8" (4.64m x 3.25m) Front aspect window. Log burner. Double doors to;
Kitchen/Diner	22' 9" x 7' 8" (6.93m x 2.34m) Rear aspect window. Double doors to garden room.
Garden Room	8' 9" x 8' 6" (2.66m x 2.59m) French doors to rear garden. Loft hatch.
First Floor Landing	Doors to three bedrooms and bathroom and separate WC. Storage cupboard.
Bedroom 1	11' 4" x 9' 9" (3.45m x 2.97m) Front aspect window.
Bedroom 2	9' 9" x 9' 3" (2.97m x 2.82m) Rear aspect window.
Bedroom 3	10' 0" x 7' 6" (3.05m x 2.28m) Front aspect window. Storage cupboard.
Bathroom	6' 2" x 5' 4" (1.88m x 1.62m) Rear aspect window. Wash hand basin and bath with overhead electric shower.
WC	5' 7" x 2' 7" (1.70m x 0.79m) Rear aspect window. Low level WC.
Outside	
Studio/Utility & Home Office	
Inner Lobby	7' 7" x 5' 2" (2.31m x 1.57m) Doors to studio and utility room/home office.
Studio	12' 5" x 7' 0" (3.78m x 2.13m) Side aspect window.
Utility Room/Home Office	9' 11" x 7' 4" (3.02m x 2.23m) Side aspect window. Plumbing for washing machine.



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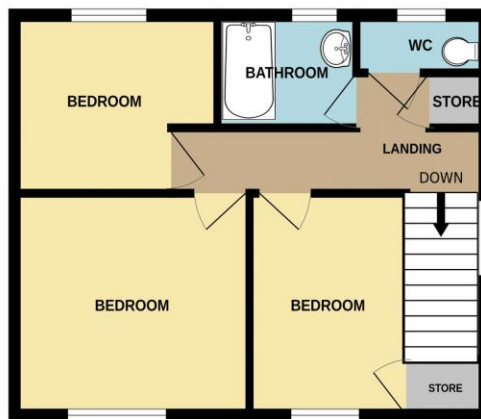


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GROUND FLOOR
750 sq.ft. (69.7 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 1155 sq.ft. (107.3 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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