



GIBBINS RICHARDS 
Making home moves happen

4 Old Vicarage Close, Chilton Polden, Nr. Bridgwater TA7 9DY

£285,000

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OFFERS INVITED!

Extended detached bungalow in popular village location.

This extended detached bungalow provides spacious and versatile accommodation and is set in generous size gardens with driveway, garage and conservatory addition. In brief the accommodation comprises; entrance porch, hallway, living/dining room, bedroom/study, fitted kitchen, conservatory, three bedrooms (one currently being used as a dressing room), shower room. No onward chain.

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

The property is located in a small cul-de-sac in this popular village which lies on the edge of the picturesque 'Polden Hills' and is therefore within easy reach of both Street and Glastonbury, whilst Bridgwater together with the M5 motorway at Junction 23 are easily accessible.

Total floor area - 1252 sq.ft (116.3 sq.m) approx.

Flexible accommodation

3 bedrooms / 2 receptions

No onward chain

Double glazed conservatory

Shower room

Kitchen/breakfast room

Generous size gardens

Garage / Ample off road parking

Oil central heating





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Entrance Porch	
Entrance Hall	
Living Area	14' 6" x 13' 8" (4.42m x 4.16m) with reconstituted fireplace. Large opening to;
Dining Area	11' 10" x 10' 5" (3.60m x 3.17m)
Bedroom/Study	11' 10" x 8' 10" (3.60m x 2.69m)
Kitchen/Breakfast Room	13' 8" x 13' 0" (4.16m x 3.96m) with access to;
Conservatory	15' 2" x 7' 10" (4.62m x 2.39m)
Bedroom 1	13' 0" x 10' 8" (3.96m x 3.25m)
Bedroom 2	9' 10" x 9' 0" (2.99m x 2.74m)
Bedroom 3/Dressing Room	9' 10" x 8' 10" (2.99m x 2.69m)
Shower Room	7' 6" x 5' 5" (2.28m x 1.65m)
Outside	Long driveway leads to a garage with light power and access to the rear garden. The rear garden is well proportioned with timber storage shed, wide sectional lawn, various fruit trees and shrubs, sun patio and further side access gate.



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GROUND FLOOR
1252 sq.ft. (116.3 sq.m.) approx.



TOTAL FLOOR AREA : 1252 sq.ft. (116.3 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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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.

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