



£258,500

At a glance...



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**holland
& odam**

24 White Meadow
Chilton Polden
Somerset
TA7 9EZ

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

From Street proceed on the A39 towards Bridgwater passing through the villages of Walton and Ashcott. After approximately six miles turn right signposted to Catcott. Drop down the hill and upon reaching the crossroads, turn left and continue into Edington. Proceed along Broadway passing Edington surgery on your left and then Gwilliams store also on your left. Pass The Leather and Lace on your left and take the next left in Chapel Close continue onto Hayne Walk. Follow the road around to the left into White Meadow, navigate two right hand bends and continue along almost to the end of the road, where No 24 will be found on the right hand side and easily identified by our for sale board.

Services

Mains electricity, water and drainage are connected. Air Source central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold
Estate and management fees approx £240.60 per annum



Location

Chilton Polden is a popular village situated on the Polden Hills which is conveniently located for access to the M5 J23 at Dunball, some five miles distance. The neighbouring village offers local amenities including, Village Hall, Doctors surgery and Post Office/shop at Gwilliams Store. There is an excellent primary school in the neighbouring village Catcott along with two further pubs. More comprehensive facilities can be found in Bridgwater to the West and Street to the East. The thriving centre of Street is approximately 7 miles and offers facilities including Strode Theatre, Strode College, both indoor and open air swimming pools and a wide range of shops including Clarks Village - complex of factory shopping outlets. The major centres of Bristol, Taunton and Exeter are each within driving distance.

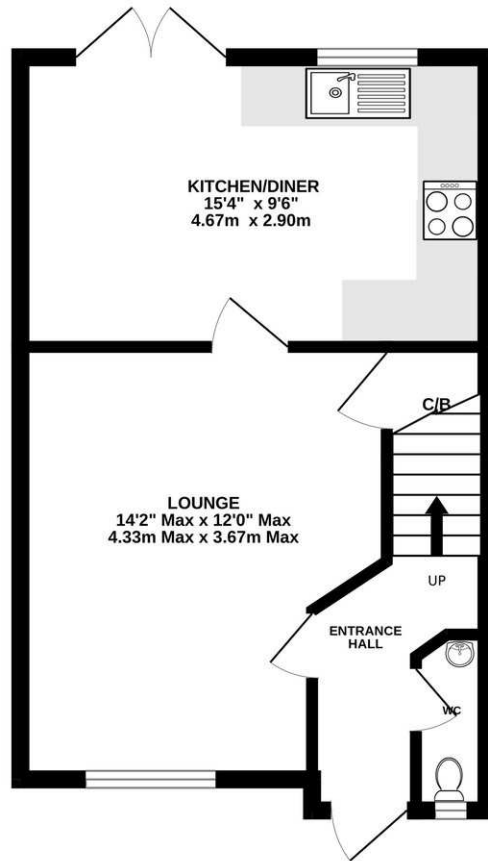
Insight

A beautifully presented and tastefully decorated three-bedroom semi-detached home, tucked away at the end of a no-through road in the popular village of Chilton Polden. This attractive property offers well-appointed accommodation space, an enclosed garden ideal for outdoor enjoyment, and the added benefit of allocated off-road parking. A superb home in a sought-after village setting.

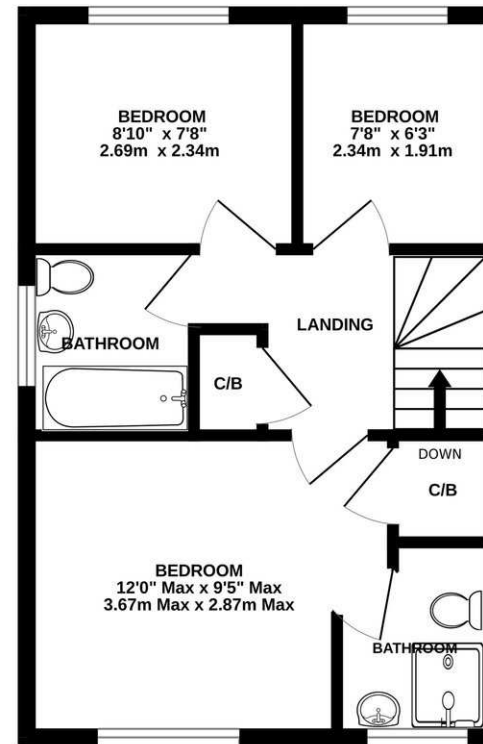
- Set within a well-regarded village, this modern home built in 2022 retains approximately 6 years of its NHBC warranty, offering peace of mind for future owners.
- A practical family home with a welcoming entrance hall and the convenience of a ground floor cloakroom.
- Enjoying a generous, light and bright sitting room offering comfortable living space, attractively presented and enhanced by the practicality of a useful storage cupboard.
- Good size kitchen/diner fitted with a range of wall, base and drawer units, with a built-in oven and hob, plus space for a free-standing fridge/freezer and under-counter appliances.
- The dining area provides ample space for a family-sized table and chairs, with French doors opening directly onto the garden for easy indoor-outdoor living.
- Affording three bedrooms, including two doubles, all of which are light and airy, the principal bedroom further benefits from its own en suite shower room and built in wardrobe space.
- Stylish and modern, fully tiled family bathroom fitted with a bath and shower over, wash basin and WC.
- Private, enclosed rear garden designed for low maintenance, with paved seating areas, gravelled decorative borders, mature shrubs, a garden shed and rear access gate.
- The property benefits from two allocated parking spaces and also enjoys a pleasant outlook to the front.



GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA: 732 sq.ft. (68.0 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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DISCLAIMER

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. 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.

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