

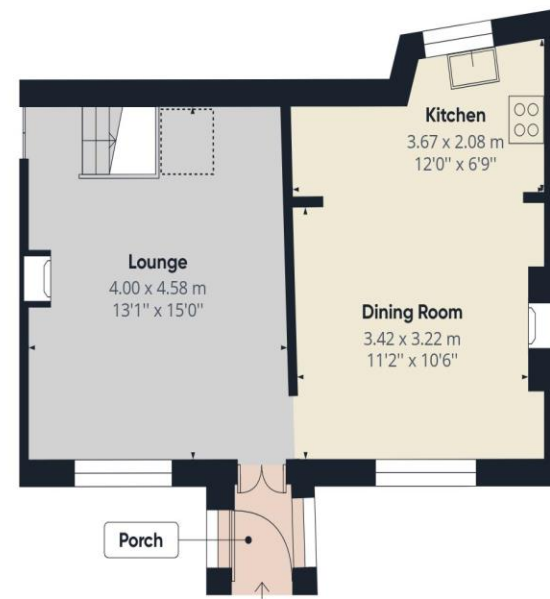


65 Broadway, Chilton Polden, Bridgwater, TA7 9DJ

£240,000 - Freehold

No Onward Chain | Well Maintained Internally | Low Maintenance Garden | Off Road Parking | Three Bedrooms | Two Reception Rooms | Electric Central Heating & Wood Burning Stoves | Numerous Local Amenities | Active Village Community | Council Tax Band: A & EPC Rating: E





Floor 0



Floor 1



Approximate total area⁽¹⁾

72.25 m²
777.71 ft²

Reduced headroom

0.69 m²
7.42 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Contact us: 43 High Street, Bridgwater, Somerset, TA6 3BG
01278 418005 | bridgwater@leesandwaters.co.uk | www.leesandwaters.co.uk

THE PROPERTY

Situated in the pretty and well served village of Chilton Polden, this three bedroom cottage is available with NO ONWARD CHAIN.

With a spacious lounge and an open plan kitchen/dining room, there is good reception space. Both the lounge and dining room have wood burning stoves, in addition to the electric central heating system.

There is good storage throughout the home with a cupboard in the lounge and in both of the bigger bedrooms.

To the first floor, bedroom three is flanked by both of the double bedrooms and completing the accommodation is the shower room.

The corner shower enclosure has an electric shower and there is a heated towel rail.

Outside there is a small front garden between the property and the road, with log stores. To the side is a parking area with steps to the side garden area. For clarity, there is no rear garden to this property.

Chilton Polden is a welcoming village which is nicely situated for country walks and gives easy access by car to the neighbouring villages.

Between them, these Polden Villages provide shops, schools, doctors surgeries, pubs, coffee shops, a gym, nail bar, butchers, hairdressers and a cricket club - with a popular and very social pavilion, with views of Glastonbury Tor.

Slightly further afield there is good access to Taunton, Street, Burnham and Bridgwater, as Chilton Polden is placed no more than 30-35 minutes from all of these towns.

Junction 23 of the M5 is just 10 minute drive away.

IMPORTANT

Lees & Waters, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise. VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

If the property is leasehold full details and terms of the lease should be sought via your legal representative.

Please also note that some or all of the photographs used to market this property may have been taken with a wide angle lens, solely for the purpose of showing the property to its best advantage.

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy performance certificate (EPC)

65 Broadway Chilton Polden BRIDGWATER TA7 9DJ	Energy rating E	Valid until: 5 January 2032 Certificate number: 5900-6167-0822-6007-3923
--	---------------------------	---

Property type: Mid-terrace house

Total floor area: 77 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		