



110 Broadway, Chilton Polden, Bridgwater, TA7 9EW

£375,000 - Freehold

No Onward Chain | Four Bedroom Detached Bungalow | Large Lounge | Spacious Kitchen/Diner | Ample Parking On Plot Set Back From Road | Garage With Power & Light | Garden Mostly South Facing | Oil Fired Central Heating | Very Well Served Village | Council Tax Band: E & EPC Rating: TBC





Approximate total area<sup>(1)</sup>  
135.93 m<sup>2</sup>  
1463.13 ft<sup>2</sup>

(1) Excluding balconies and terraces

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](mailto:bridgwater@leesandwaters.co.uk) | [www.leesandwaters.co.uk](http://www.leesandwaters.co.uk)

## THE PROPERTY

Set back from the road and with ample parking, this four bedroom detached bungalow is an ideal family home.

There is great space internally, with four double bedrooms, a large dual aspect lounge, kitchen/diner and conservatory.

The entrance hall provides a welcoming space and the home flows well with useful access to the large garage from the property.

The garage measures 3.52m wide x 5.73. It has a pedestrian side door from the driveway, power and lighting.

There is a storage cupboard next to the shower room and further storage space can be found in the loft which is part boarded and insulated, and comes with good head height and a fitted loft ladder.

As mentioned the bungalow is positioned away from the road through the village. There is a short driveway off the road, before the parking opens out in front of, and across the bungalow. Altogether there would be space for approximately 8-10 cars, excluding the garage.

There is a large wooden shed with power, on a raised and solid base with concrete floor, plus an area of lawn to one side of the property which is the main garden space. There is also an area to the rear, where the conservatory sits and where you will find the washing line.

There is further space to the left of the garage, an ideal area for bins.

Chilton Polden and its neighbouring villages are bursting with a wide range of shops, pubs and amenities, plus, it lies within 35 minutes of Street, Bridgwater, Burnham on Sea and Taunton.

Junction 23 of the M5 is a short drive away for commuters and there is easy access to Bristol Airport.

These 'Polden Villages' do not have gas and as such, the property is warmed by an oil fired central heating system. The boiler is attached to the side elevation and the oil tank is situated towards the rear of the side garden area.

All but one of the property's windows (the garage window) are UPVC double glazed and the bungalow has a south facing rear elevation. The side garden will benefit from sun throughout the afternoon as a result, as well as sun into the evening due to its exposure to the west.

Built around 1963 the bungalow was later extended in the late 60's/early 70's and now offers spacious accommodation in a desirable and very well served village. It is offered for sale with no onward chain complications and has been well maintained by just one owner.

### 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.