

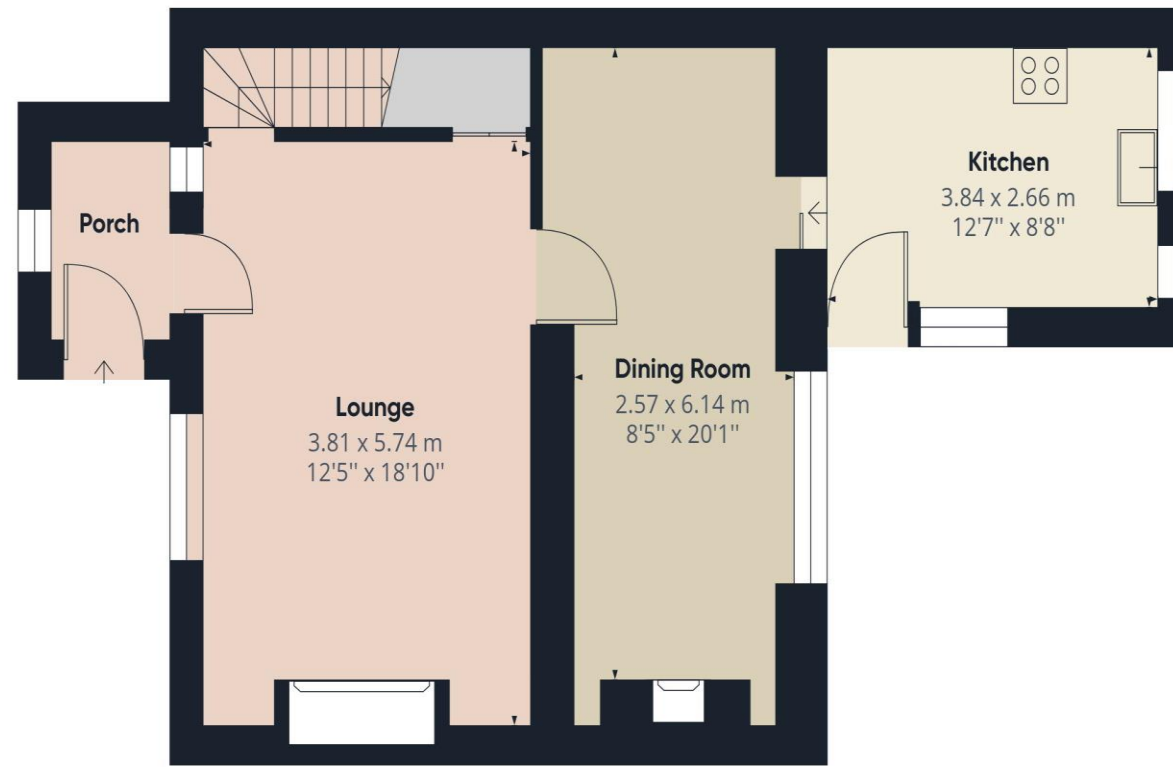


103 Broadway, Chilton Polden, Bridgwater, TA7 9EW

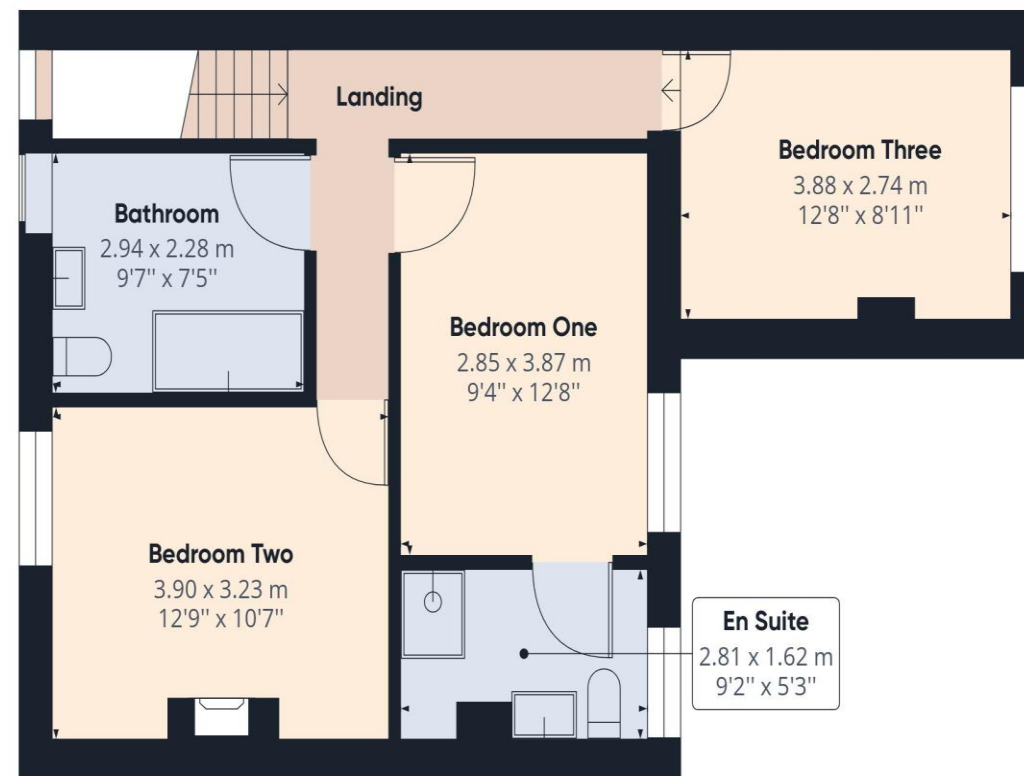
£300,000 - Freehold

Three Bedrooms | Two Reception Rooms | Bathroom & En Suite | Attractive 'Country' Style Kitchen Overlooking Well Stocked Garden | Very Well Presented | Oil Central Heating (Boiler Installed March 2022) | Wood Burning Stove To Front Aspect Lounge | Fantastic Village Amenities | Good Access To Nearby Towns & M5 | Council Tax Band: C & EPC Rating: D





Floor 0



Floor 1



Approximate total area⁽¹⁾

105.85 m²

1139.35 ft²

(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

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THE PROPERTY

Beautifully presented and in immaculate order throughout, 103 Broadway, Chilton Polden is a spacious three bedroom country cottage with two spacious reception rooms that is full of character and retains some original features dating back to when the property was built, believed to be 1860.

In recent years the property was carefully renovated making better use of space to the first floor, creating an en suite and a larger third bedroom by moving the bathroom from the rear of the property, to the front. Consequently bedroom three is now a spacious guest room overlooking the rear garden in this quiet and popular Polden village.

All exterior windows and doors are double glazed and the property is heated by an oil fired central heating system and a wood burning stove to the lounge. The 'Grant' oil fired boiler was installed in March 2022.

Between the lounge to the front of the property and the kitchen to the rear, sits a spacious dining room with views into the rear garden which is well stocked, and with different levels and areas throughout, the garden is a peaceful and interesting space.

Chilton Polden and the Polden villages are well served with shops, country pubs, a post office, cafe, gym, a veterinary surgery and a popular primary school in Catcott.

With easy access to Street, Bridgwater, Taunton and Burnham on Sea, as well as junction 23 of the M5 being just a short drive away, the property is very well situated.

Please note that although there is no allocated parking, there is space to be found on the road immediately outside the front wall and there is a road opposite with ample space and no parking restrictions.

Energy performance certificate (EPC)

103, Broadway Chilton Polden BRIDGWATER TA7 9EW	Energy rating D	Valid until: 7 April 2025 Certificate number: 0945-2838-6149-9505-9545
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Property type: Semi-detached house
Total floor area: 95 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 D. It has the potential to be B.

[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		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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.