



Chilton Street –£242,000 Freehold

Linda Saunders | Estate Agents



26 Chilton Street Bridgwater TA6 3HT

This is a wonderful opportunity to acquire this very well presented three bedroom traditional home which has undergone extensive updating in recent years to provide a home with a light and airy feel but managing to retain some of its original charm by retaining the original doors and picture rails. The updating includes a new roof, PVCu windows and doors, flooring and new kitchen and bathroom. The property is conveniently situated close to local schools and shops and is a popular residential area which provides easy access to the town centre.

The property briefly comprises; recently fitted modern kitchen with some integrated appliances, the installation of an archway to the dining room, separate lounge, utility, three bedrooms and refitted bathroom. The property further benefits from gas central heating, PVCu double glazing, fascias, and soffits. There is an extremely attractive low maintenance garden and driveway with the potential to build a garage subject to the necessary consents. In all, this property represents a wonderful opportunity to acquire a family home in very good order throughout. An early inspection is advised.

ACCOMMODATION

(All measurements are approximate)

Entrance Porch: Obscure glazed door and side panels into entrance porch with ceramic tiled flooring, entrance door into entrance hallway.

Hallway: Stairs rising to first floor landing, under stairs cupboard, light oak effect laminate flooring, radiator, smoke alarm, doors to lounge and dining room.

Lounge: 12'1" x 12'0" (3.68m x 3.65m). PVCu double glazed bay window to front aspect, television point, radiator, feature fireplace, electric coal effect fire,

picture rail, coving to textured ceiling and carpet as fitted.

Dining Room: 12'0" x 10'06" (3.65m x 3.20m). PVCu double glazed French style doors to rear garden, feature fireplace with gas real flame fire, television point, picture rail, coving to textured ceiling and continuation of the light oak effect laminate flooring.

Kitchen: 08'11" x 06'11" (2.71m x 2.08m). Refitted with a range of cream shaker style base and wall units with roll top work surfaces, space for fridge freezer, inset stainless steel sink and drainer, fitted electric oven with gas hob and extractor over, Metro style part-tiled walls and PVCu double glazed

door and window opening into the utility/conservatory area.

Utility/Conservatory: 08'09" x 05'07" (2.66m x 1.70m). A versatile room currently used as a utility with space for tumble dryer and washing machine, base unit with worktop over, ceramic tiled flooring, PVCu door and windows to rear garden.

FIRST FLOOR

Landing: Loft access, smoke alarm, doors to all first floor rooms.

Bedroom One: 10'11" x 10'04" (3.32m x 3.14m). PVCu double glazed window to front aspect, radiator, picture rail and carpet as fitted.

Bedroom Two: 10'08" (max) x 11'0" (3.25m x 3.35m). PVCu double glazed window to rear aspect, feature fireplace, picture rail, airing cupboard housing wall mounted gas combination boiler and slated shelving and carpet as fitted.

Bedroom Three: 07'06" x 07'02" (2.28m x 2.18m). PVCu double glazed window to front aspect, radiator and carpet as fitted.

Bathroom: 05'11" x 05'10" (1.80m x 1.77m). Refitted with a modern white three piece suite comprising; low level WC, pedestal wash hand basin, panelled bath with wall mounted mains shower over, fully tiled walls, PVCu double glazed obscure window to rear aspect, radiator, ceiling spots.

OUTSIDE

The front garden is enclosed by a brick wall with gated access and pathway to entrance door, gravelled area to front boundary. The rear garden has been landscaped to provide a variety of low maintenance spaces. There are patio and shingle areas immediately adjacent to the property providing a nice sunny area to relax. There are further areas laid to low maintenance shingle with pathway to the personal access gate and the double gates which provide vehicular access.

Agents Note: Please note neighbouring properties have erected garages subject to planning as the property does back on to a vehicular lane.

Council tax band: **B** Local authority reference number **6105700260**

EPC Rating: **C 70**

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VIEWING

Strictly by appointment through our office in Bridgwater.

The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order

All measurements are approximate. Fixtures and fittings other than those mentioned above to be agreed with the seller.

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