



GIBBINS RICHARDS 

34 Chilton Park, Bridgwater TA6 3JW

£160,000

GIBBINS RICHARDS 
Making home moves happen

An affordable and very well presented detached park home benefitting from its own garden, driveway and garage. Gas centrally heated accommodation, consists of hallway, 'L' shaped sitting/dining room, well equipped and modern kitchen, two double bedrooms including walk-in wardrobe and en-suite shower room and separate bathroom. NO ONGOING CHAIN.

Tenure: Leasehold / Energy Rating: EXEMPT / Council Tax Band: A

The property is located in the 'Chilton Park' development which offers plenty of green open space. Local facilities are close to hand, whilst the town centre is under one mile distant.

WELL PRESENTED DETACHED PARK HOME
LARGE OPEN PLAN SITTING/DINING ROOM
WELL EQUIPPED MODERN KITCHEN
2 BEDROOMS INCLUDING EN-SUITE SHOWER ROOM
SEPARATE BATHROOM
DETACHED GARAGE AND DRIVEWAY
OWN GARDEN
SITE FEES APPLY
OVER 50'S ONLY
NO CHAIN





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Entrance Hallway
Sitting Area

Dining Area
Kitchen

Bedroom 1

En-Suite Shower Room

Bedroom 2

Bathroom

Outside

AGENTS NOTE

Storage cupboard.
13' 8" x 10' 8" (4.16m x 3.25m)
Contemporary electric fire, opening to;
8' 2" x 7' 1" (2.49m x 2.16m)
11' 6" x 7' 10" (3.50m x 2.39m) Well
equipped with a modern range of floor and
wall cupboard units incorporating a built-in
oven and gas hob. As well as integrated
dishwasher and washing machine.
9' 6" x 9' 1" (2.89m x 2.77m) with walk-in
wardrobe.
Corner shower enclosure, WC and wash
basin.
9' 2" x 9' 1" (2.79m x 2.77m) with fitted
wardrobes.
Recently installed walk-in bath, wash basin
and WC.
To the front of the property there is a side
independent paved driveway leading to a
DETACHED GARAGE. Lawned frontage
with access to a fully enclosed rear garden
with paved patio area and side lawn and
side gate.

We are advised that the Pitch Fee is
currently levied at £152.50 per month.
Please also note that upon sale, 10% of the
sale price is to be paid back to the site
owner. For any further information please
contact the office or the Site Manager at
Chilton Park.



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GROUND FLOOR
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA : 625 sq.ft. (58.1 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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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.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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