



GIBBINS RICHARDS 

40 Chilton Park, Bridgwater TA6 3JW

£198,500

GIBBINS RICHARDS 
Making home moves happen

A beautifully presented detached park home benefitting from two independent driveways, garage and enclosed gardens. Gas central heating and double glazed accommodation. Consists; entrance hall, large open plan sitting/dining room, well equipped kitchen, three bedrooms including en-suite dressing room and shower room, separate bathroom.

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

An internal viewing is highly recommended to fully appreciate this beautifully presented detached park home. The property is located on the very popular 'Chilton Park' development which offers plenty of green open space and this particular property enjoys a pleasant open aspect to the front elevation. The property is located on the edge of Chilton Trinity a popular area on the northern outskirts of the town centre. The property is also within walking distance of local facilities itself as well as the picturesque 'Trinity Lakes'. whilst the M5 motorway at Junctions 23 and 24 are easily accessible.

DETACHED PARK HOME
WELL PRESENTED THROUGHOUT
THREE BEDROOMS
LARGE OPEN PLAN SITTING/DINING ROOM
WELL EQUIPPED KITCHEN
EN-SUITE DRESSING ROOM & SHOWER ROOM
SEPARATE BATHROOM
TWO DRIVEWAYS / GARAGE
ENCLOSED GARDEN
OVER 50'S ONLY / SITE FEES APPLY



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Hall
Open Plan - Sitting/Dining Room
Kitchen
Bedroom 1
Dressing Room
En-Suite Shower Room
Bedroom 2
Study/Bedroom 3
Bathroom
Outside

With double cloaks/storage cupboard.
20' 5" x 20' 10" (6.22m x 6.35m) reducing to 13' 5" (4.09m) wide in part. Access to outside.
10' 0" x 9' 5" (3.05m x 2.87m) Well equipped to incorporate built-in double oven and gas hob. Concealed gas fired central heating boiler. Plumbing for washing machine. Pleasant outlook over green.
9' 10" x 9' 5" (2.99m x 2.87m)
Corner shower enclosure, WC and wash basin.
9' 5" x 7' 10" (2.87m x 2.39m) Fitted wardrobes and over bed storage space.
9' 5" x 4' 10" (2.87m x 1.47m)
7' 8" x 6' 5" (2.34m x 1.95m) Bath and shower, wash basin, WC.
Independent paved driveway and further independent driveway leading to GARAGE with light power and water. Side access leading through to a fully enclosed rear garden with sun patio, lawn section, outside power and galvanized store shed.

AGENTS NOTE

We are advised that the Pitch Fee is currently levied at £148.00 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
868 sq.ft. (80.6 sq.m.) approx.



TOTAL FLOOR AREA: 868 sq.ft. (80.6 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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