



GIBBINS RICHARDS 

2 Council Houses, Chilton Trinity, Nr. Bridgwater TA5 2BN

£215,000

GIBBINS RICHARDS 
Making home moves happen

This three bedroom semi-detached home is located in the highly sought after village of Chilton Trinity, which is located just north of Bridgwater's town. The property itself is offered for sale with NO ONWARD CHAIN and requires a programme of internal and external refurbishment. The accommodation comprises in brief; entrance porch, entrance hall, sitting room, study, kitchen/breakfast room and ground floor bathroom. To the first floor a landing leads to three bedrooms and a useful loft room. Externally there is a good size garden to the front with multiple off road parking and garage and a enclosed private garden to the rear. Double glazed and warmed by electric heating.

Tenure: Freehold / Energy Rating: E / Council Tax Band: B

SOUGHT AFTER LOCATION
GOOD SIZE PLOT
MULTIPLE OFF ROAD PARKING
SINGLE GARAGE
NO ONWARD CHAIN
UP-DATING REQUIRED
COUNTRYSIDE VIEWS
EASY ACCESS TO BRIDGWATER TOWN CENTRE





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Entrance Porch	6' 4" x 4' 7" (1.93m x 1.40m) Front aspect obscure window. Door to;
Entrance Hall	9' 4" x 6' 2" (2.84m x 1.88m) Stairs rising to first floor. Doors to understairs storage cupboard, sitting room and kitchen.
Sitting Room	14' 0" x 11' 5" (4.26m x 3.48m) Front aspect window.
Kitchen/Breakfast Room	21' 0" x 11' 9" (6.40m x 3.58m) (max) Rear aspect window. Door to rear. High level electric fuse board (concealed), door to ground floor bathroom and study. Under stairs recess.
Study	10' 9" x 6' 1" (3.27m x 1.85m)
Bathroom	10' 2" x 5' 11" (3.10m x 1.80m) (excluding walkway) Rear aspect obscure window. Fitted with a white three piece matching suite comprising low level WC, pedestal wash hand basin and panelled bath with Triton shower over.
First Floor Landing	Side aspect window. Doors to three bedrooms.
Bedroom 1	12' 8" x 9' 6" (3.86m x 2.89m) Front aspect window overlooking fields. Built-in wardrobes.
Bedroom 2	8' 6" x 7' 4" (2.59m x 2.23m) Rear aspect window.
Bedroom 3	9' 4" x 7' 4" (2.84m x 2.23m) Rear aspect window.
Inner Landing	Stairs rising to loft room.
Loft Room	9' 5" x 8' 9" (2.87m x 2.66m) Sky light window to rear. Eaves storage space.
Outside	To the front there is an area of lawned garden, multiple off road parking leading to SINGLE GARAGE - 21' 7" x 10' 0" (6.57m x 3.05m) with corrugated metal roofing, mains lighting and power. Vehicular double opening doors to front and pedestrian door to rear. The rear garden measures approximately - 37' (11.27m) in width by 33' (10.05m) in length. The garden is enclosed by a mixture of block wall and timber and wire fencing. Decked seating area, outside light, outside tap and spacious home office/studio - 11' 9" x 9' 4" (3.58m x 2.84m) double opening double glazed doors.



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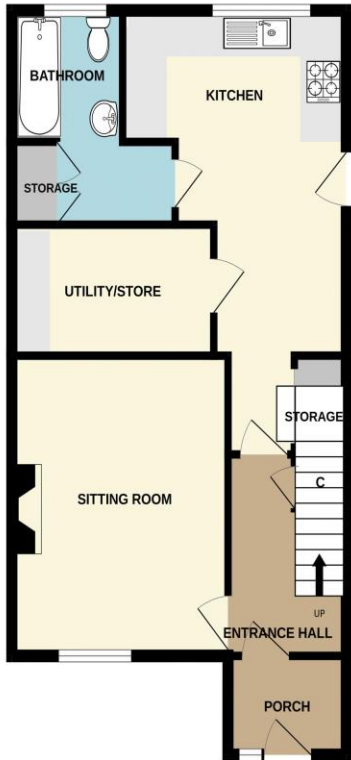


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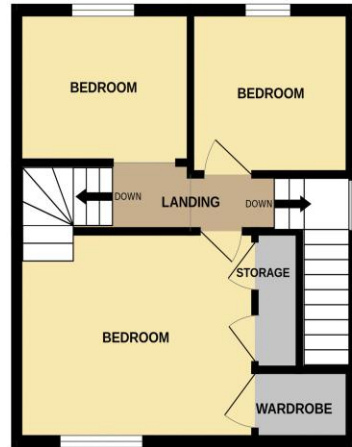


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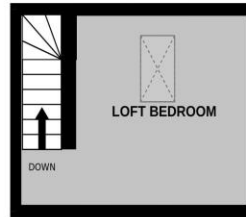
GROUND FLOOR
556 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.



2ND FLOOR
113 sq.ft. (10.5 sq.m.) approx.



TOTAL FLOOR AREA : 1024 sq.ft. (95.2 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.



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