

Brickworks Road
Chilton Trinity
Bridgwater
TA5 2JQ







£345,000

- Modern Semi-Detached Property
- Constructed By Redrow Homes in 2016
- Three Generously Sized Bedrooms
 - Two Bathrooms
- Lounge with Parkland Views (including Children's Play Park)
 - Open-Plan Kitchen/Diner
- Cloakroom & Utility Cupboard
- Landscaped Rear Garden
- Partially Converted Garage Providing A Reception Room/Cinema
- Parking On Own Driveway

Discover this stunning three-bedroom semi-detached home, situated within a tucked-away position and enjoying attractive parkland views on a select development in the village of Chilton Trinity.

Constructed by Redrow Homes in 2016, the property benefits from a partially converted garage, now offering a superb cinema room alongside useful storage, as well as a beautifully landscaped rear garden with multiple seating areas and a private driveway.

Set within a small and desirable development, residents enjoy cycle/footpaths leading to local amenities, including the 1610 Sports Centre & Swimming Pool and Chilton Trinity School.

ACCOMMODATION

This thoughtfully designed home offers double-glazed, gas-centrally heated accommodation comprising a covered porch, a welcoming entrance hallway, a cloakroom, a well-proportioned lounge, and an impressive open-plan kitchen/diner complete with integrated appliances and a useful utility/storage cupboard.

The first floor is arranged around a spacious landing and features a contemporary family bathroom and three generously sized bedrooms, including a primary bedroom with built-in wardrobes and a stylish en-suite shower room.

Externally, the property enjoys a lawned front garden, an enclosed and landscaped rear garden with seating areas and side access, as well as ample driveway parking. The garage has been partially converted to create an additional reception room/cinema, offering excellent versatility.

LOCATION

Chilton Trinity is small village just two miles north of the popular Somerset town of Bridgwater and is close to the popular Chilton Trinity secondary school and 1610 Sports Centre & Swimming Pool. Bridgwater benefits from excellent local schools and a wide range of shopping & leisure facilities in addition to excellent transport links to the M5 motorway and mainline rail link.

ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: £347.99 per annum - There are restrictive covenants for the development.

EPC Rating: C

Council Tax Band: C

UTILITIES

Water supply: Mains

Sewerage: Mains

Electricity Supply: Mains

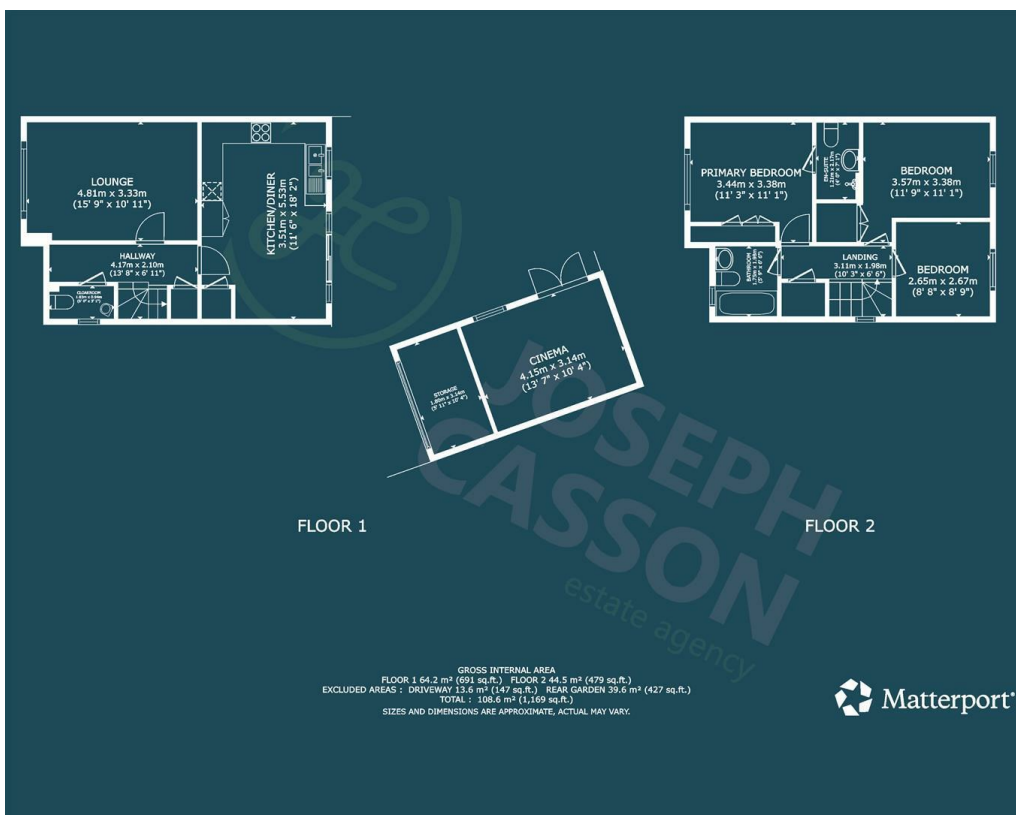
Mains Gas Supply: Yes

Central Heating: Yes - Gas

FLOODING

No Flooding in the last 5 years. Flood Information: flood-map-for-planning.service.gov.uk/location





BROADBAND & MOBILE COVERAGE

For an indication of specific speeds and supply or coverage in the area, we recommend that potential buyers use the Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Joseph Casson Estate Agency -
Bridgwater
1 Friarn Lawn
Bridgwater
Somerset
TA6 3LL



Contact
01278258005
office@josephcasson.co.uk
www.josephcasson.co.uk



JOSEPH CASSON

the estate agency your home deserves