

Bath Brick Close
Chilton Trinity
Bridgwater
TA5 2NS



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£390,000

- Modern Double-Fronted Detached Property
- Constructed by Redrow Homes at 2017
- Three Generously Sized Bedrooms
 - Two Bathrooms
 - Dual Aspect Lounge
 - Open-Plan Kitchen/Diner
- Orangery (Installed in 2023)
- Cloakroom & Utility Room
 - Garage & Driveway
 - Enclosed Rear Garden

Discover an exquisite three-bedroom detached home on the edge of Chilton Trinity's sought-after modern development.

Built by Redrow Homes in 2017, this 'Amberley' design from the Heritage Collection boasts contemporary features and quality craftsmanship. Enhanced with a beautiful orangery, it offers a perfect blend of tranquility and functionality.

Nestled in a small development within the desirable village of Chilton Trinity, enjoy easy access to cycle and footpaths leading to local amenities such as 1610 Sports Centre & Swimming Pool and Chilton Trinity School.

ACCOMMODATION

An inviting entrance hallway provides access to the dual-aspect lounge and an open-plan kitchen/diner that opens into the orangery. The ground floor also includes a convenient cloakroom and utility room.

Upstairs, find three double bedrooms—including a primary bedroom with countryside views, fitted wardrobes and an en-suite shower room. A luxurious bathroom completes this level.

Outside, there's a garage and driveway to the rear, an enclosed, beautifully landscaped garden featuring a seating area, and a further area of lawn to the side.

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: £347.98 per annum - There are restrictive covenants for the development.

EPC Rating: B

Council Tax Band: D

UTILITIES

Water supply: Mains

Sewerage: Mains

Electricity Supply: Mains

Mains Gas Supply: Yes

Central Heating: Yes - Gas

FLOODING





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 61.5 m² (662 sq.ft.) FLOOR 2 50.9 m² (547 sq.ft.)
 TOTAL : 112.4 m² (1,210 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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

D

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



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