



40 Higher Road  
Chedzoy, Somerset, TA7 8QU

**Brightest** move

# Brightest move

£310,000



Brightestmove are delighted to offer for sale this individual semi detached chalet style property which is set back from Higher Road in the historic village of Chedzoy. This two bedroom home offers spacious accommodation over two floors. The predominantly double glazed accommodation is warmed by an oil fire central heating system where the boiler was replaced in 2018.

The property is accessed via a spacious hallway with access to the cloakroom/WC, living room, dining room, second bedroom with refitted shower cubicle and kitchen which is accessed off the dining room.

A turning staircase provides access to the first floor and to the principle bedroom and bathroom with four piece suite including separate shower cubicle. Externally there is ample off street parking to the front leading to the single garage and landscaped gardens to front and rear. The enclosed rear garden is south facing and provides the ideal space to relax or entertain.

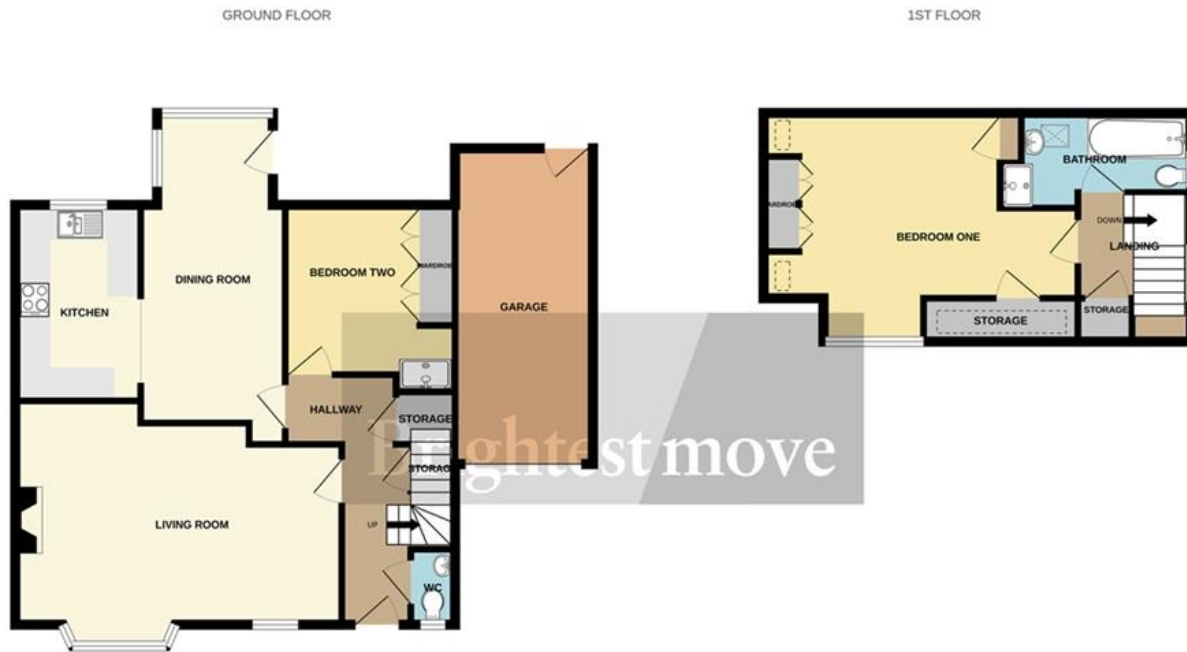


The village of Chedzoy benefits from a church, new play park and bus service to and from the town centre of Bridgwater as well as a village hall which hosts regular activities and events.

For more information or an appointment to view please contact the vendors sole agents.

SERVICES: Mains electricity, water and drainage HEATING: Oil fired central heating system

TENURE: Freehold COUNCIL TAX BAND: C



- Living Room** 18' 11" x 12' 11" max (5.77m x 3.94m)
- Dining Room** 17' 09" x 8' (5.41m x 2.44m)
- Kitchen** 11' 04" x 7' 03" (3.45m x 2.21m)
- Bedroom One** 13' 05" x 11' 01" (4.09m x 3.38m) (Into eaves)
- Bedroom Two** 9' 11" x 9' 10" (3.02m x 3m)
- Garage** 18' 03" x 7' 11" (5.56m x 2.41m)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 75 C      |
| 55-68 | D             | 62 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. CMH Southwest limited trading as Brightest Move and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of CMH Southwest limited trading as Brightest Move or the vendors. CMH Southwest limited trading as Brightest Move has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.