



Front Street
 Chedzoy, Bridgwater, TA7
 £600,000 Freehold

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Wilkie May & Tuckwood

Floor Plan



Ground Floor

First Floor

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Description

A handsome detached four bedroom village home, formerly the local village school, which comes to the market for the first time since it was converted 20 plus years ago. Fixtures and fittings throughout are of a high standard with a beautiful kitchen/family area and both the first floor shower rooms are superbly finished. There is a large private garden at the rear and a recreational room to one side.

The village of Chedzoy is always well sought after and has easy access to both Bridgwater and the M5 motorway junction 23.

- Sought after village location
- Four bedroom detached house
- Over 19' kitchen/breakfast room
- Living room over 19' with wood burner
- Dining room with front aspect
- Recreational games room over 30'
- Office downstairs
- Downstairs' cloakroom
- Principal bedroom with en-suite
- Three further bedrooms
- Superb shower room
- Front and rear gardens
- Garage
- Off-road parking

THE PROPERTY:

The accommodation comprises an entrance vestibule which in turn opens into the hallway where stairs rise to the first floor with a useful cupboard under. Off is a cloakroom with a low level WC and basin. The living room is of a generous size with a large brick built fireplace with an inset wood burning stove and beamed ceiling. It is dual aspect with a window overlooking the front and French doors which overlook and open onto the rear gardens. Alongside is a separate dining room. Both reception areas benefit from engineered oak flooring. The kitchen/breakfast room is well fitted with a range of pastel green fronted units with a matching island and granite style worktops. A utility area is to one corner. The office provides further access into a recreational area which has a bar and space for a gym, pool table etc.

On the first floor is a vast principal bedroom with a dressing area and wardrobes together with an en-suite shower room with a large walk-in shower, basin and WC. There are three further well proportioned bedrooms complemented by a family shower room with a huge walk-in cubicle, basin and WC together with space for utility appliances like a washing machine and tumble dryer.

Outside – The property is approached via a driveway with a large car parking area and turning spur which in turn leads to a single garage via a metal up and over door. The front garden is interspersed with flower and shrub beds. At the rear is a delightful private garden consisting of a patio, inset pond, sweeping lawns and flower and shrub beds. The garden is peaceful and private.

LOCATION: Chedzoy is situated immediately east of Bridgwater and approximately 2 miles from the market town centre. The village is surrounded by arable farm land, close neighbouring villages offer shops and services. Bridgwater offers a full range of services including retail, leisure and educational facilities. Main line links are available via Bridgwater Railway station, daily coach service to London from the bus station and easy and convenient access to the M5 motorway via junction 23.



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GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty.

Construction: Traditional construction.

Services: Mains water, mains electricity, mains drainage, oil central heating.

Local Authority: Somerset Council, County Hall, Taunton, Somerset, TA1 4DY

Council Tax Band: F

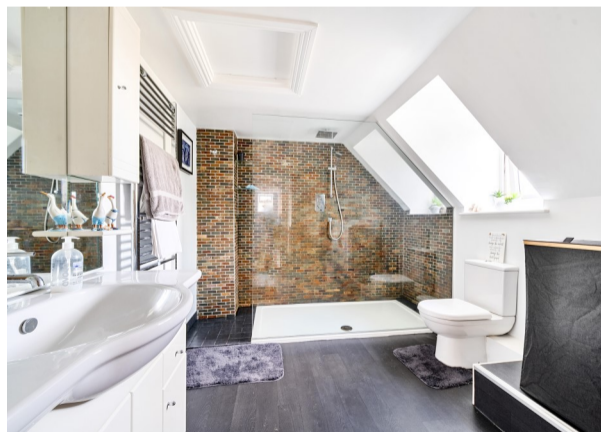
Broadband Coverage: We understand that there is ultrafast mobile coverage. The maximum available broadband speeds are: 1000Mps download and 1000Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice and data both limited with EE. Voice only limited with O2 and Vodafone.

Flood Risk: Rivers and sea: Very low risk **Surface water:** High risk **Reservoirs:** Unlikely **Groundwater:** Unlikely

We recommend you check the risks on [Check the long term flood risk for an area in England - GOV.UK \(www.gov.uk\)](#)

Planning: Local planning information is available on [Planning Online \(somerset.gov.uk\)](#)



IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared in October 2024.

MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

8. Financial Evaluation: 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

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 their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the 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.

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