



GIBBINS RICHARDS

2 Whitehart Cottages, Ward Lane, Chedzoy, Nr. Bridgwater TA7 8RL
£375,000

GIBBINS RICHARDS 
Making home moves happen

A stunning four bedroom semi-detached cottage located within a picturesque setting in Chedzoy village. The property benefits from UPVC double glazing throughout, off road parking for multiple vehicles and far reaching countryside views. The accommodation comprises in brief; entrance porch, kitchen, utility, cloakroom, sitting/dining room. To the first floor are four bedrooms (master with en-suite shower room) and family bathroom. Externally both front and rear gardens with far reaching views to the rear.

Tenure: Freehold / Energy Rating: E-54 / Council Tax Band: C

The property exudes character and charm and really must be viewed to be fully appreciated. The property is situated within easy access to the nearby town of Bridgwater and offers easy access to the M5 motorway at junction 23.

SEMI-DETACHED COTTAGE
VILLAGE LOCATION
EASY ACCESS TO THE M5 AT JUNCTION 23
OIL CENTRAL HEATING
KITCHEN WITH UNDERFLOOR HEATING
OFF ROAD PARKING FOR MULTIPLE VEHICLES
FLYING FREEHOLD
FRONT & REAR GARDENS





Entrance Porch	7' 7" x 6' 3" (2.3m x 1.9m) Side aspect window. Opening to;
Kitchen	15' 1" x 8' 6" (4.6m x 2.6m) Side aspect window. Space and plumbing for dishwasher, space for double oven,
Sitting/Dining room	Sitting Area : 15' 9" x 11' 6" (4.8m x 3.5m) Dual front aspect windows. Feature fireplace with log burner. Dining Area : 12' 2" x 9' 6" (3.7m x 2.9m) rear aspect windows.
Utility	5' 11" x 4' 11" (1.8m x 1.5m) Door to rear garden. Space and plumbing for washing machine. Boiler.
Cloakroom	5' 11" x 2' 11" (1.8m x 0.9m) Side aspect obscure window. Equipped in a two piece suite comprising low level WC and wash hand basin.
Secondary Lobby	Stairs to first floor. Understairs storage cupboard.
First Floor Landing	Doors to four bedrooms, storage cupboard and family bathroom. Sky light. Hatch to loft.
Bedroom 1	17' 9" x 8' 10" (5.4m x 2.7m) Front aspect window.
En-Suite Shower Room	8' 10" x 3' 11" (2.7m x 1.2m) Rear aspect obscure window. Equipped in a three piece suite comprising low level WC, wash hand basin and walk-in shower. Heated towel rail.
Bedroom 2	11' 6" x 8' 2" (3.5m x 2.5m) Front aspect window.
Bedroom 3	11' 6" x 6' 3" (3.5m x 1.9m) Front aspect window.
Bedroom 4	9' 6" x 8' 10" (2.9m x 2.7m) Rear aspect window. Built-in storage cupboard.
Family Bathroom	7' 3" x 5' 7" (2.2m x 1.7m) Rear aspect window. Equipped in a three piece suite comprising low level WC, wash hand basin, bath with overhead shower.
Outside	Externally to the front there is off road parking for multiple vehicles and enclosed front garden laid to patio and lawn. Storage shed with power and lighting. To the rear there are far reaching views, rear gate leading onto public walkway. Laid to lawn, gravel and decking area to the rear. Summerhouse with power and lighting.
AGENTS NOTE	Please note the property has a flying freehold.



GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.

1ST FLOOR
611 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 1175 sq.ft. (109.2 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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17 High Street, Bridgwater, Somerset TA6 3BE Tel: 01278 444488
Email: bw@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk