



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 Area : 15' 9" x 11' 6" (4.8m x 3.5m) Dual front aspect windows. Feature fireplace with log burner.

Sitting/Dining room

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  
First Floor Landing

Stairs to first floor. Understairs storage cupboard. 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.

Outside

Equipped in a three piece suite comprising low level WC, wash hand basin, bath with overhead shower.

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.

Please note the property has a flying freehold.

#### AGENTS NOTE



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. The floorplan is for identification purposes only and must not 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.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.

We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.

Once an offer is accepted by our client, an Administration Fee of £20 + VAT (£24) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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