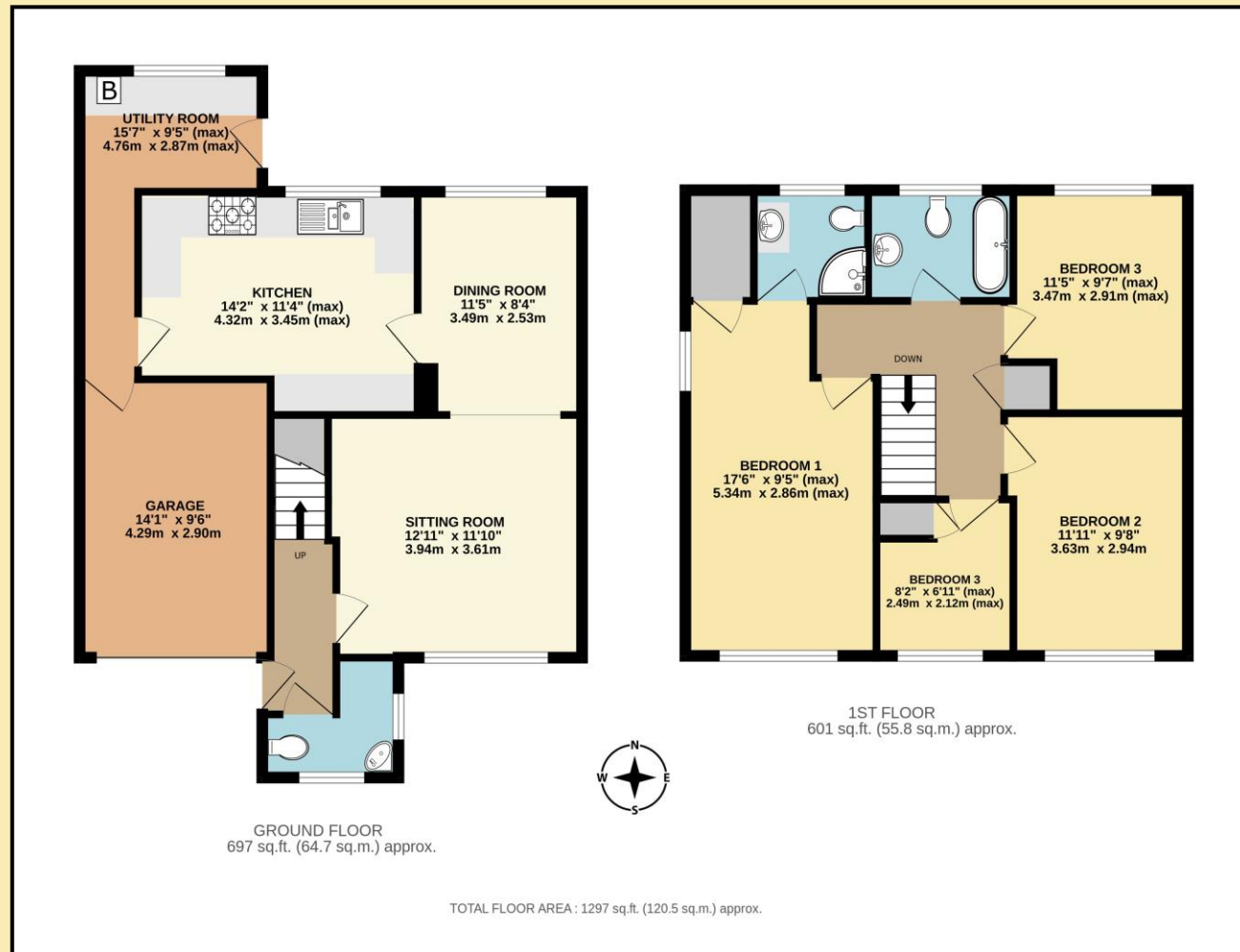




Tenure: Freehold

Council Tax: Band C

Energy Performance Rating: TBA

Services

Mains Gas, Electric, Water and Drainage.

Viewing

Strictly by appointment only via sole selling agent Tarr Residential on 01460 68890 or at 35 Fore Street, Chard, Somerset TA20 1PT.

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The Fixtures, Fittings and Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale

Guide Price: £325,000

Touches Meadow, Chard, Somerset TA20 1PA

Independent Sales, Lettings and Property Management Agents

Tarr Residential Ltd Company Number 07042284 trading as Tarr Residential. Registered at 35 Fore Street, Chard, Somerset TA20 1PT

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Tarr Residential

2 Touches Meadow,
Chard,
Somerset
TA20 1PA

Guide Price: £325,000

- Extended Semi Detached Property
- Close to the Local Nature Reserve
- 4 Bedrooms, En-Suite to Master
- Sitting Room & Separate Dining Room
- Fitted Kitchen & Utility Room
- Entrance Hall & Cloakroom
- White Suite Family Bathroom
- Double Glazing & Gas Fired Heating
- Good Size Garage & Driveway Parking for Multiple Vehicles
- Enclosed Well Maintained Rear Garden with Patio

Located within easy walking distance to the local nature reserve for countryside walks, Avishayes Primary School and convenience shops is this extended semi detached 4 bedroom property with garage, off road parking for multiple vehicles and a low maintenance enclosed rear garden. All situated on the Touches Meadow development. The well presented property comprises; entrance hall, cloakroom, sitting room, separate dining room, comprehensively fitted kitchen, utility room with access to the garden, en suite shower room and walk in wardrobe to the master bedroom and a modern white suite family bathroom. Further benefits from double glazing and gas fired heating via a combination boiler.



Approach
Approach via the block paviour off road parking area heading the garage and uPVC front door opening to:

Entrance Hall
With stairs rising to the first floor, single panel radiator and a door to:

Cloakroom: 6' 11" x 6' 1" (2.12m x 1.86m) (max)
Fitted with a white two piece suite comprising; low level WC and a corner wash hand basin with taps over. Potential for a shower cubicle. Obscure double glazed window to the front and side aspect, tiled flooring.

Sitting Room: 12' 10" x 11' 10" (3.90m x 3.61m)
Double glazed window to the front aspect, double panel radiator, built in under stairs storage cupboard and a coved ceiling. Solid oak flooring continuing through to:

Dining Room: 11' 5" x 8' 4" (3.49m x 2.53m)
Double glazed window to the rear aspect and a single panel radiator. Door to:

Kitchen: 14' 2" x 11' 4" (4.32m x 3.45m) (max)
Double glazed window to the rear aspect over looking the garden and comprehensively fitted with a modern range of oak fronted wall and base units, rolled edge worktops over and all complemented by tiled splash backs. Inset stainless steel one and a half bowl and drainer with mixer tap over. Built in high level Hotpoint double oven with a stainless steel five burner hob and extractor over. Integrated dishwasher and space for an upright fridge/freezer. Tiled floor and recessed ceiling spotlights. Door to:

Utility Room: 15' 7" x 6' 1" (4.76m x 1.86m)
Fitted with a modern range of white gloss fronted base units, wood block worktops and all complemented by tiled splash backs over. Space and plumbing for both a washing machine and tumble dryer. Wall mounted Worcester gas fired combination boiler. Double glazed window to the rear aspect, tiled flooring, single panel radiator, internal access door to the garage and a uPVC part double glazed door opening to outside.

First Floor Landing
With access to the boarded loft space with light via a fitted loft ladder. Built in storage cupboard with a single panel radiator. Doors to all first floor rooms.

Bedroom 1: 17' 6" x 9' 5" (5.34m x 2.86m) (max)
Double glazed windows to the front and side aspects, single panel radiator and access to the roof void via a fitted loft ladder. Built in deep wardrobe. Door to:

En Suite Shower room: 5' 8" x 5' 8" (1.72m x 1.72m)
Fitted with a modern white three piece suite comprising; corner cubicle with a glass door and wall mounted thermostatic shower over. Vanity wash hand basin with a mixer tap over and storage below. Low level WC. Obscure double glazed window to the rear aspect, tiled walls, laminate flooring, chrome ladder style heated towel rail, shaver point, extractor and recessed ceiling spotlights.

Bedroom 2: 11' 11" x 9' 8" (3.63m x 2.94m)
Double glazed window to the front aspect and a single panel radiator.

Bedroom 3: 11' 5" x 9' 7" (3.47m x 2.91m) (max)
Double glazed window to the rear aspect and a single panel radiator.

Bedroom 4: 8' 2" x 6' 11" (2.49m x 2.12m) (max)
Double glazed window to the front aspect and a single panel radiator. Built in storage cupboard and a raised bed platform.

Bathroom: 6' 10" x 5' 7" (2.09m x 1.71m)
Fitted with a white three piece suite comprising; panel bath with a central mixer tap and shower attachment over. Pedestal wash hand basin with mixer tap over. Obscure double glazed window to the rear aspect, tiled walls, laminate flooring, chrome ladder style heated towel rail and tile effect laminate flooring, extractor and recessed ceiling spotlights.

Garage: 14' 1" x 9' 6" (4.29m x 2.90m)
An integral single garage with an up and over door to the front aspect heading the driveway. Internal access door to the main property. Wall mounted electric consumer unit, gas and electric meters. power and light connected.

Outside
The front of the property is very low maintenance, mainly laid to block paviments heading the garage and front aspect to provide off road parking for multiple vehicles. Outside water tap.

The rear level garden is fully enclosed by timber fencing and is accessed via the utility room door. A good size paved patio area offers good seating spaces and leads onto the lawn. Outside water tap and light.