



Samuel Vickery Way
Chard, TA20 1ND

**Offers in Excess of
£200,000**



A modern three bedroom semi detached house with garage and parking situated within a short distance of Chard reservoir and nature reserve.

The property is presented in excellent condition benefiting from a modern high gloss kitchen/breakfast room with integrated appliances and master bedroom with ensuite shower room.

**Accommodation comprises:
Entrance Hall, Cloakroom,
Lounge, Kitchen/Breakfast
Room, Master Bedroom with
Ensuite Shower Room, Two
Further Bedrooms and
Bathroom.**

ACCOMMODATION

Entrance hall

Storm porch with courtesy light and UPVC door into entrance hall. Security alarm panel, stairs rising to first floor, double glazed window to the side aspect and door into

Lounge 15' 10" x 12' 6" narrowing to 11' 7" (4.82m x 3.80m narrowing to 3.54m)
Wall mounted remote controlled electric fire, two radiators, television point, telephone point, under stairs storage cupboard, double glazed bay window to the front aspect and door into

Kitchen/Breakfast Room 12' 2" narrowing to 11' 3" x 9' 4" (3.70m narrowing to 3.44m x 2.84m)
Fitted with modern high gloss wall and base units set beneath worktops with inset one and a half bowl stainless steel sink and drainer. Integrated fridge freezer, integrated cooker with hob and hood over, space and plumbing for washing machine and slimline dishwasher, wall mounted central heating boiler and tiled splash backs. Tiled flooring, double glazed window to the rear aspect and door into

Rear Hall

Tiled flooring, door out to rear garden and door into

Cloakroom

Fitted with a two piece suite consisting of close coupled W.C and wall mounted wash hand basin. Extensive tiling and opaque double glazed window to the side aspect.

First Floor Landing

Access to roof void with ladder and light, built in airing cupboard, double glazed window to the side aspect and doors to all principle rooms

Master Bedroom 11' 6" x 9' 1" (3.50m x 2.76m)

Radiator, television point, double glazed window to the rear aspect and door into

Ensuite shower room

Fitted with a three piece suite consisting of shower cubicle with mains shower, close coupled W.C and pedestal wash hand basin. Extensive tiling, radiator, extractor fan, mirror with built in light, shaving point and double glazed window to rear aspect.

Bedroom Two 9' 5" x 8' 7" (2.87m x 2.62m)

Radiator, television point and double glazed window to the front aspect.

Bedroom Three 6' 9" x 5' 11" (2.07m x 1.81m)

Radiator, telephone point and double glazed window to the front aspect.

Bathroom

Fitted with a matching three piece suite consisting of 'P' shaped bath with mains shower and screen over, close coupled W.C and pedestal wash hand basin. Extensive tiling, mirror with built in light, shaving point and extractor.

Front

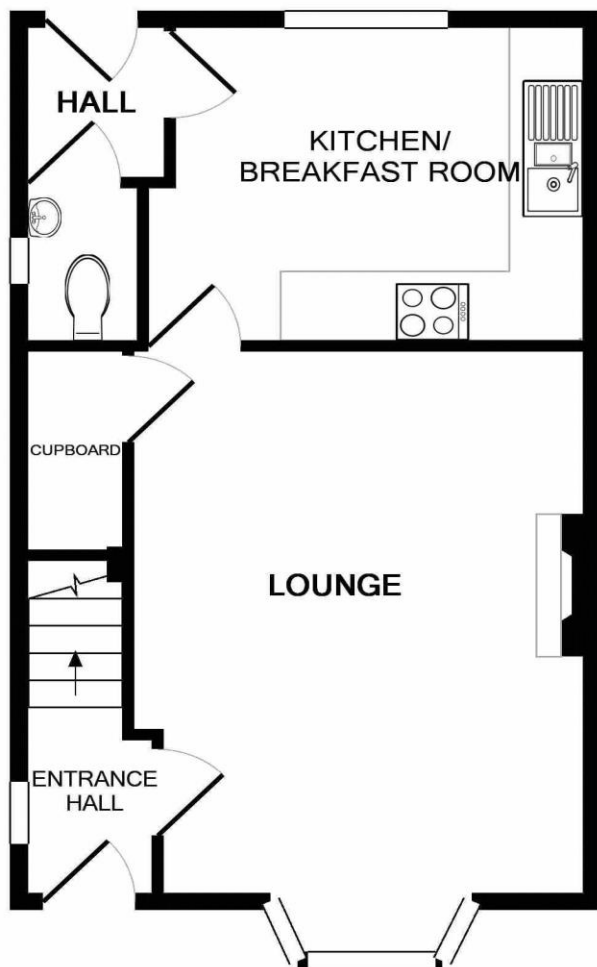
A pathway enclosed by low level walling leads to the main entrance door. A wooden gate to the side gives access to the rear garden.

Rear

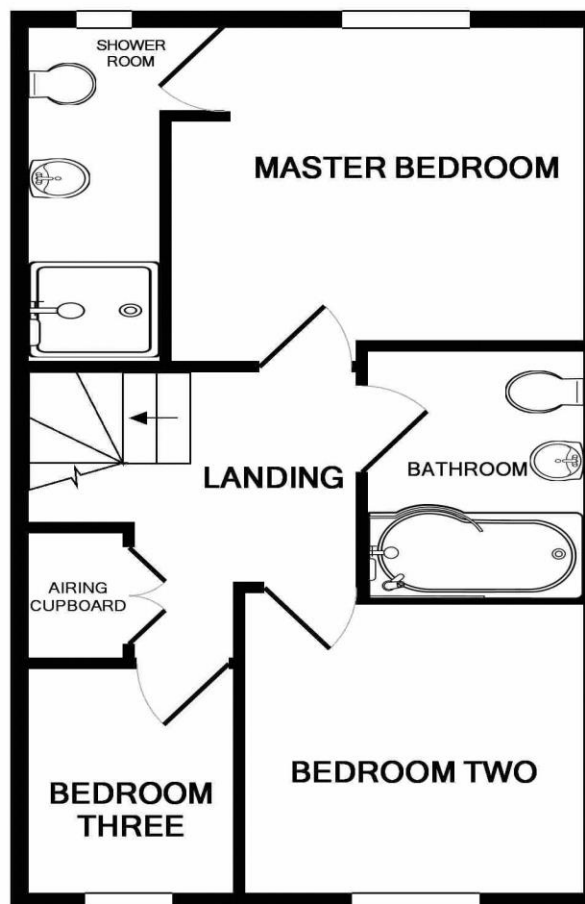
The rear garden is mainly laid to lawn with a patio seating area and additional decked seating area. A paved pathway with stone chipped border leads along the side of the property to a wooden gate giving access to the front. Outside courtesy light, outside tap and electric point. A paved pathway leads from the patio area through the garden to a personnel door into the garage. At the rear of the property there is also an allocated parking space for the property.

Garage 18' 1" x 9' 3" (5.52m x 2.81m)

Up and over door, light, power and personnel door to rear garden.



GROUND FLOOR
APPROX. FLOOR
AREA 393 SQ.FT.
(36.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 386 SQ.FT.
(35.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 779 SQ.FT. (72.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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