



Kents Road, South Chard Chard TA20 2QA



welcome to

Kents Road, South Chard Chard

Fox and Sons are delighted to bring to market this spacious family home, having been extended to create a spacious and modern kitchen diner and additional bedroom with en-suite. Further benefiting from off-road parking for two vehicles and good sized rear garden.

Entrance Hall

Entered via wooden door with opaque glass panel inserts, stairs rising to first floor, radiator, ceiling light point

Lounge

19' 11" x 10' 11" max (6.07m x 3.33m max)
Upvc double glazed window to front aspect and sliding doors leading to garden, feature brick fireplace surround with stone hearth, radiator, ceiling light point

Kitchen Diner

16' 11" x 12' 10" (5.16m x 3.91m)
Upvc double glazed window and door leading to garden, full range of wall and base units with laminate wood effect worksurface over, space and plumbing for dishwasher and american style fridge freezer, integrated electric oven and hob with cooker hood over, one and a half bowl drainer sink, spot lighting, radiator

Utility Room

8' 1" x 4' 11" (2.46m x 1.50m)
Upvc double glazed opaque window and door opening to front aspect, wall and base unit, sink, space and plumbing for washing machine and tumble dryer, ceiling light point

Landing

Access to loft via hatch, radiator, ceiling light point

Bedroom One

14' x 9' (4.27m x 2.74m)
Upvc double glazed window to front aspect, radiator, ceiling light point

En-Suite

Upvc double glazed opaque glass window to rear

aspect, walk-in double shower cubicle, low level WC, wash hand basin vanity unit, heated towel rail, ceiling light point

Bedroom Two

14' 6" x 8' 10" (4.42m x 2.69m)
Upvc double glazed window to front aspect, walk-in storage cupboard housing wall mounted combi boiler and ample storage space, radiator, ceiling light point

Bedroom Three

11' x 10' 7" (3.35m x 3.23m)
Upvc double glazed window to rear aspect, radiator, ceiling light point

Bathroom

Upvc double glazed opaque glass window to rear aspect, panel bath with shower off taps, low level WC, wash hand basin, heated towel rail, ceiling light point

Rear Garden

Enclosed with timber fencing, laid to lawn with decorative gravel seating area, please note the only side access is through the utility door through to the kitchen





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welcome to

Kents Road, South Chard Chard

- SPACIOUS EXTENDED HOME
- DRIVEWAY PARKING
- GOOD SIZED REAR GARDEN
- THREE DOUBLE BEDROOMS - MASTER WITH EN-SUITE
- UTILITY ROOM

Tenure: Freehold EPC Rating: C

£260,000



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
AXM104046 - 0005

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