



Deane Way, Tatworth, Chard TA20 2TD


fox & sons

welcome to

Deane Way, Tatworth, Chard

Fox & Sons are delighted to bring to the market this lovely three bedroom link-detached home, situated at the end of a quiet cul-de-sac on the outskirts of the village of Tatworth.

Entrance Hallway

Entered via uPVC front door with double glazed opaque insert panel, stairs rising to first floor with double glazed window to side aspect, radiator, ceiling light point

Downstairs Cloakroom

Double glazed opaque window to side aspect, low level WC, hand wash basin, part tiled walls, radiator, ceiling light point

Lounge

14' 3" max x 13' 2" max (4.34m max x 4.01m max)
Dual aspect with double glazed windows to front and side, gas fireplace set within feature surround, under stairs storage cupboard, radiator, ceiling light point

Kitchen/Diner

16' 6" x 11' 3" (5.03m x 3.43m)
Dual aspect with double glazed window to side and rear and patio doors leading to rear garden, range of wall and base units with worktop over and tiled splashback, stainless steel 1.5 drainer sink, integrated fridge/freezer, space for free standing cooker with cooker hood over, space for a range of domestic appliances, radiator, spotlights in kitchen area, ceiling light point in dining area

Landing

Loft hatch, ceiling light point

Master Bedroom

14' 1" max x 9' 5" max (4.29m max x 2.87m max)
Double glazed window to front aspect with views to the countryside beyond, radiator, ceiling light point

Bedroom 2

11' 7" max x 9' 6" max (3.53m max x 2.90m max)

Double glazed window to side aspect, radiator, ceiling light point

Bedroom 3

6' 7" x 8' 1" (2.01m x 2.46m)
Double glazed window to rear aspect, radiator, ceiling light point

Family Bathroom

Double glazed opaque window to side aspect, panel bath with shower over, vanity sink, low level WC, part tiled walls, radiator, spotlights

Rear Garden

Timber fence enclosed, large patio, laid to lawn area, raised flowerbeds, range of established plants and trees, path leading around to side of property, rear door to garage, outside light, water supply

Garage

Accessed via up and over garage door and rear door from garden, window to rear aspect, wall mounted boiler, partially boarded loft space, lighting and power

Driveway

Paved driveway leading to garage, steps leading to front door with established bushes and plants, outside light

Agent's Note

The sale of this property is subject to Grant of Probate. Please seek an update from Branch with regards to the potential timeframe involved





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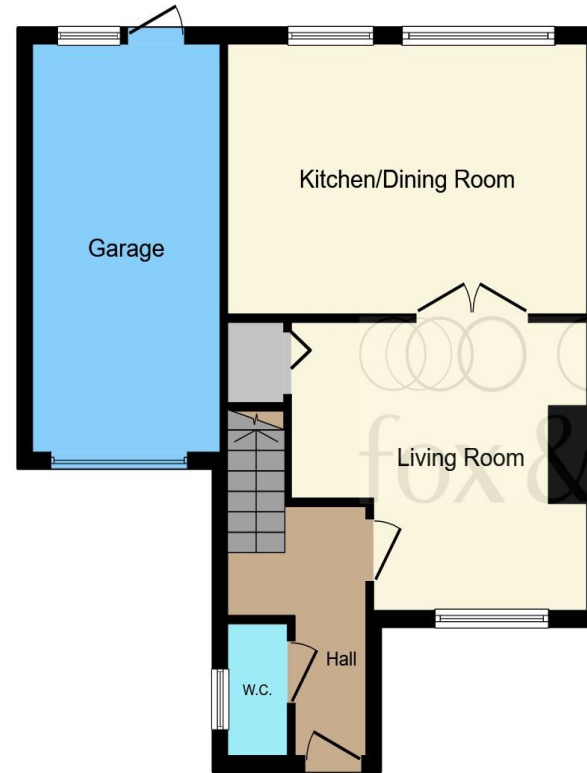
Deane Way, Tatworth, Chard

- LINK DETACHED FAMILY HOME
- SPACIOUS KITCHEN /DINER
- COUNCIL TAX BAND D
- MASTER BEDROOM WITH COUNTRYSIDE VIEWS
- PRETTY REAR GARDEN

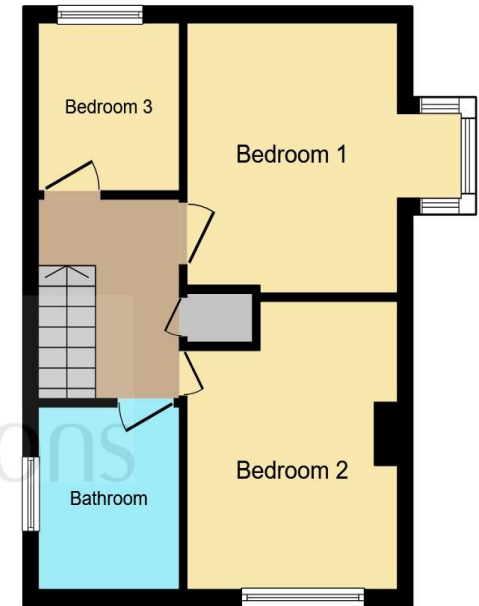
Tenure: Freehold EPC Rating: D

Council Tax Band: D

£325,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
AXM104761 - 0003

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Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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