



**Victoria Avenue, Chard TA20 1HE**



**welcome to**

**Victoria Avenue, Chard**

A deceptively spacious three bedroom mid terraced house conveniently situated for local amenities. The very well presented accommodation is set over three floors and includes two reception rooms and a useful garden room. Outside there is a good size enclosed rear garden.



## Ground Floor

### Entrance Porch

Double glazed door to front. Door to living room.

### Living Room

14' 5" max x 10' 11" ( 4.39m max x 3.33m )

Front aspect double glazed window. Fireplace with gas fire. TV and telephone point. Radiator.

### Dining Room

12' 10" x 12' 2" ( 3.91m x 3.71m )

Fireplace with gas fire. Built-in cupboard. TV point. Radiator.

### Kitchen

14' 5" x 7' 4" ( 4.39m x 2.24m )

Window to garden room. Skylight window. Fitted base units. Work surfaces incorporating a one and a half bowl sink and drainer. Range cooker. Dresser.

### Garden Room

9' 4" x 8' 5" ( 2.84m x 2.57m )

Rear aspect double glazed window. Laundry cupboard. Double glazed door to rear garden. Door to cloakroom.

### Cloakroom

Rear aspect double glazed window. Fitted with a WC and wash hand basin.

## First Floor

### Bedroom 2

14' 5" max x 10' 11" ( 4.39m max x 3.33m )

Front aspect double glazed window. Built-in wardrobe. Radiator.

### Bedroom 3

10' 4" x 6' 8" ( 3.15m x 2.03m )

Rear aspect double glazed window. Built-in cupboard. Radiator.

## Bathroom

Rear aspect obscure double glazed window. Fitted with a white suite comprising a panelled bath with shower over, vanity wash hand basin and WC. Towel radiator.

## Second Floor

### Bedroom 1

17' 6" x 14' 5" max ( 5.33m x 4.39m max )

Restricted head height. Two skylight windows. Built-in cupboard. Access to loft. Telephone point. Radiator.

## Outside

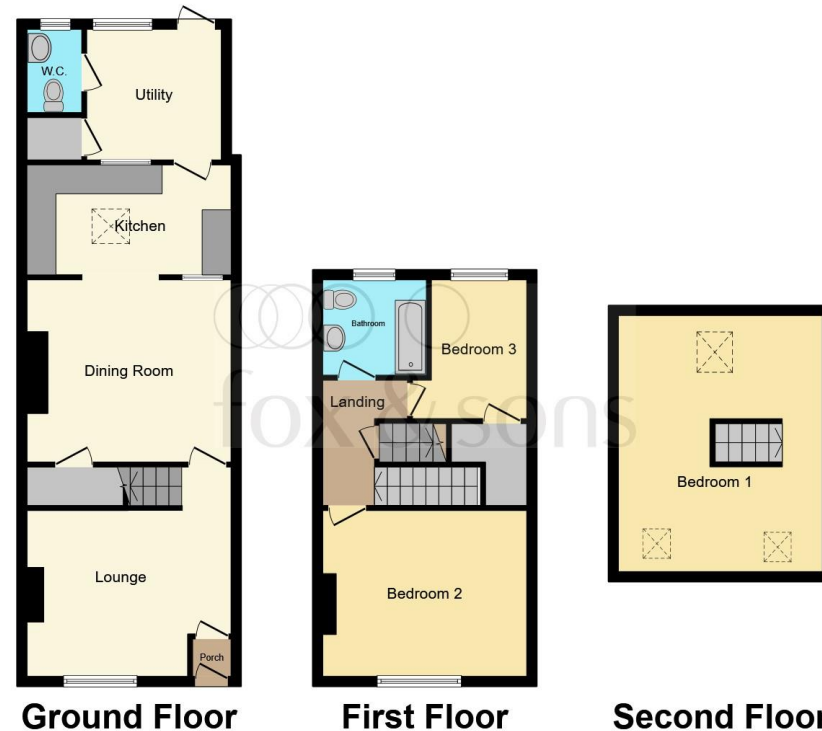
At the front of the house there is a small area of garden, which is enclosed within railings and a gate with a path leading to the front door. The enclosed rear garden is mainly laid to lawn with a patio and decked areas. A gate gives access to the park.

## Garden Shed

8' 11" x 7' 10" ( 2.72m x 2.39m )

## Agents Note

Under the terms of the estate agents act 1979 (section 21) please note that the vendor of this property is an employee of the Connells group.



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](http://www.focalagent.com)



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welcome to

## Victoria Avenue, Chard

- Mid Terraced House
- Three Bedrooms
- Two Reception Rooms
- Well Presented Throughout
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: D

# £210,000



### directions to this property:

From Crewkerne proceed west on the A30 to Chard. At the roundabout, take the third exit onto Victoria Avenue where the property will be found on the right hand side denoted by our For Sale board.



Please note the marker reflects the postcode not the actual property

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