





welcome to

Lower Touches, Chard

A detached bungalow set in a favoured residential area. The property, which is being sold with the benefit of NO ONWARD CHAIN, offers accommodation comprising entrance hall, lounge/diner, kitchen, conservatory, three bedrooms and shower room. There is an enclosed rear garden, garage and driveway.













Entrance Hall

Double glazed door to front. Cupboard. Access to loft. Fitted carpet. Radiator.

Lounge / Diner

18' 2" max x 11' 10" (5.54m max x 3.61m) Side and rear aspect double glazed window. Wall lights. Fitted carpet. TV and telephone points. Two radiators.

Kitchen

14' x 7' 5" (4.27m x 2.26m)

Rear aspect double glazed windows. Fitted with a range of base and wall units. Work surfaces incorporating a one and a half bowl stainless steel sink and drainer. Tiled splashbacks. Built-in electric oven and gas hob with cooker hood over. Space and plumbing for washing machine. Boiler. Door to rear.

Conservatory

13' 1" x 8' 10" (3.99m x 2.69m)

Side and rear aspect double glazed windows. Double glazed doors to rear. Ceiling fan. Power and light.

Bedroom 1

12' 11" x 11' (3.94m x 3.35m)

Front aspect double glazed window. Fitted wardrobe. Wash hand basin. Fitted carpet. Radiator.

Bedroom 2

12' 10" \times 10' 6" into wardrobe ($3.91 \text{m} \times 3.20 \text{m}$ into wardrobe)

Front aspect double glazed window. Fitted carpet. Telephone point. Radiator.

Bedroom 3

9' 11" x 7' 11" (3.02m x 2.41m)

Side aspect double glazed window. Fitted carpet. Radiator.

Shower Room

Side aspect double glazed window. Fitted with a shower cubicle, vanity wash hand basin and WC. Part tiled. Shaver point. Extractor fan. Heated towel rail.

Outside

The enclosed rear garden is initially laid to patio leading on to a lawn with shrubs and trees. A gate at the side gives access to the front. Garden shed.

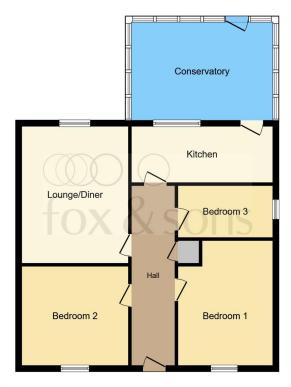
Garage

16' 9" plus door recess x 8' 1" (5.11m plus door recess x 2.46m)

With up-and-over door, and power and light connected. Rear aspect double glazed window. Double glazed personal door to rear garden. Door to WC.

WC

Rear aspect double glazed window. Fitted with a WC.



Total floor area 89.5 m² (963 sq.ft.) approx

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.focalacent.com





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Lower Touches, Chard

- Detached Bungalow
- Three Bedrooms
- Enclosed Rear Garden
- Garage And Driveway Parking
- NO ONWARD CHAIN!
- Council Tax Band: C

Tenure: Freehold EPC Rating: D

£330,000







Henson Park

Map data ©2024

Please note the marker reflects the postcode not the actual property

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Property Ref: CRK105971 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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01460 73421



Crewkerne@fox-and-sons.co.uk



1-3 Market Square, CREWKERNE, Somerset, TA18 7LE



fox-and-sons.co.uk