



Lower Touches, Chard TA20 1NY



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" x 10' 6" into wardrobe (3.91m x 3.20m 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.focalagent.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



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Please note the marker reflects the postcode not the actual property



Property Ref:
CRK105971 - 0004

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