



Henson Park, Chard TA20 1NH

welcome to

Henson Park, Chard

A mid terraced house offered for sale with the benefit of NO ONWARD CHAIN! The property offers accommodation briefly comprising entrance hall, living room, kitchen/diner, three bedrooms, bathroom & separate WC. Outside there are gardens to front and rear. Ideal first time buy or investment property.



Ground Floor

Entrance Hall

Double glazed door to front. Stairs rising to first floor.

Living Room

12' 3" x 11' 10" (3.73m x 3.61m)

Front aspect double glazed window. Radiator.

Kitchen / Diner

17' 9" x 9' 11" (5.41m x 3.02m)

Two rear aspect double glazed windows. Double glazed door to rear. Fitted base units with work surface over incorporating a one and a half bowl sink and drainer. Radiator.

First Floor

Landing

Access to loft. Radiator.

Bedroom 1

12' 5" x 10' 3" (3.78m x 3.12m)

Front aspect double glazed window.

Bedroom 2

10' 1" plus door recess x 10' (3.07m plus door recess x 3.05m)

Rear aspect double glazed window. Airing cupboard.

Bedroom 3

9' 7" x 7' 4" (2.92m x 2.24m)

Front aspect double glazed window.

Bathroom

Rear aspect double glazed window. Fitted with a suite comprising a panelled bath with mixer taps and shower over, and wash hand basin. Radiator.

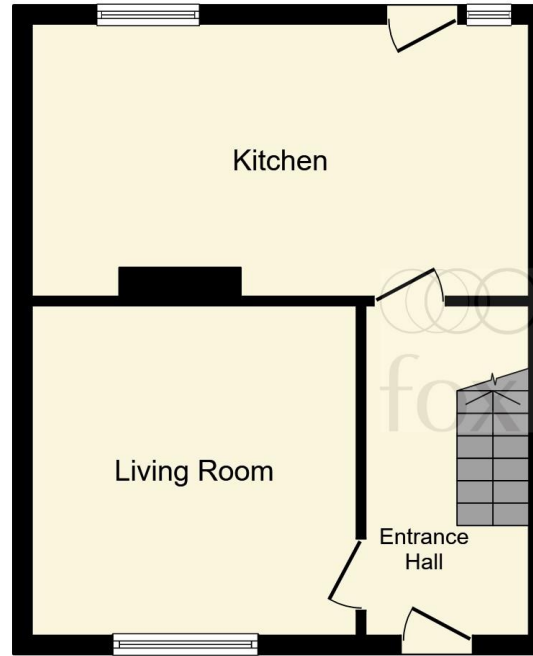
Separate W C

Rear aspect double glazed window. Fitted with a WC.

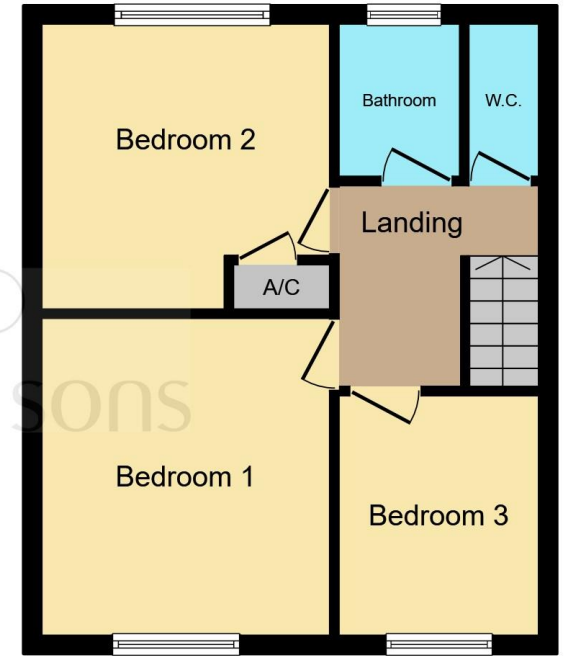
Outside

The front garden, which is enclosed within fencing and a gate, is laid to stone chippings with a pathway leading to the front door. At the rear of the house, there is an enclosed garden mainly laid to lawn and paving with borders.

Outbuilding



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



view this property online fox-and-sons.co.uk/Property/CRK106050



welcome to

Henson Park, Chard

- Mid Terraced House
- Three Bedrooms
- Kitchen / Diner
- Enclosed Front And Rear Gardens
- NO ONWARD CHAIN!
- Council Tax Band: B

Tenure: Freehold EPC Rating: E

£170,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/CRK106050



Property Ref:
CRK106050 - 0002

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.

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.


fox & sons



01460 73421



Crewkerne@fox-and-sons.co.uk



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



fox-and-sons.co.uk