



**Bampton Avenue, Chard TA20 1DS**



**welcome to**

**Bampton Avenue, Chard**

A well presented three bedroom link detached house set in a popular residential area. The property, which is ideally situated for local schools, offers accommodation including a kitchen/diner and master bedroom en suite. Outside there is an enclosed rear garden, garage and driveway parking.



## Ground Floor

### Living Room

17' 10" x 11' ( 5.44m x 3.35m )

Front aspect double glazed bay window. Side aspect double glazed window. Gas fire. Telephone and TV points. Radiator.

### Kitchen/Diner

17' 10" x 9' 9" ( 5.44m x 2.97m )

Rear aspect double glazed window. Fitted with a range of base and wall units. Work surfaces incorporating a single bowl sink and drainer. Tiled splashbacks. Space for gas and electric cooker. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Boiler. Tiled floor. Radiator. Stairs to first floor. Doors to side and conservatory.

### Conservatory

11' 6" x 11' 1" ( 3.51m x 3.38m )

Of dwarf wall construction with UPVC side and rear aspect double glazed windows. Radiator. Tiled floor. Door to garage.

### Small Conservator/Study

8' 9" x 6' 2" ( 2.67m x 1.88m )

Side and rear aspect double glazed windows.

### Cloakroom

Fitted with a WC and wash hand basin with vanity unit. Extractor fan. Towel radiator.

## First Floor

### Landing

Stairs from kitchen/diner. Airing cupboard.

### Bedroom 1

11' 10" plus recess x 11' 1" ( 3.61m plus recess x 3.38m )

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

### En Suite

Fitted with a shower cubicle, vanity wash hand basin and WC. Extractor fan. Fully tiled.

### Bedroom 2

9' 11" x 8' 8" ( 3.02m x 2.64m )

Rear aspect double glazed window. Radiator.

### Bedroom 3

9' 10" max x 8' 8" max ( 3.00m max x 2.64m max )

Rear aspect double glazed window. Built-in wardrobes. Access to loft. Radiator.

### Bathroom

Side aspect double glazed window. Radiator. Fitted with a suite comprising a panelled bath with mixer taps and shower over, wash hand basin and WC. Shaver point. Fully tiled.

## Outside

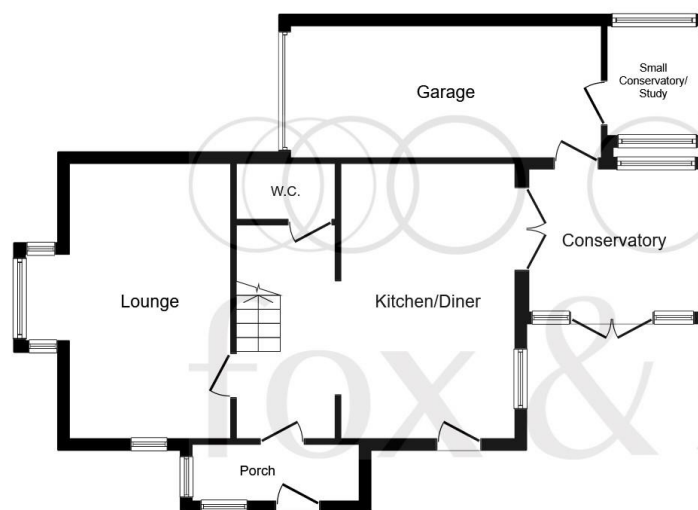
Outside the property benefits from gardens to the front and rear occupying a corner plot position. At the front, the garden is mainly laid to lawn with a path leading to the front door. A side gate provides access to the garden.

At the rear, the garden is mainly laid to lawn with a large patio from the conservatory. Outside tap.

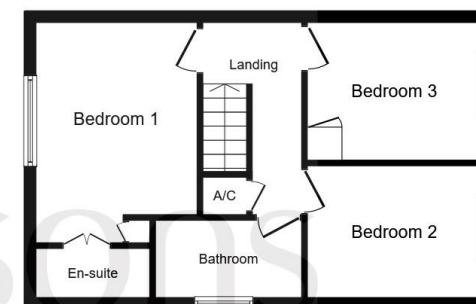
## Garage

17' 1" x 8' 2" ( 5.21m x 2.49m )

With electric roller door, and power and light connected. Doors from conservatory and small conservatory/study.



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). Plan produced for Fox & Sons Powered by [www.focalagent.com](http://www.focalagent.com)



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## **Bampton Avenue, Chard**

- Three Bedroom Link Detached House
- Kitchen / Diner
- Downstairs Cloakroom
- Conservatory
- Gardens To The Front And Rear
- Garage And Driveway Parking

Tenure: Freehold EPC Rating: D

**£260,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRK104412 - 0002

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