



Outbuilding: 30' 7" x 10' 9" (9.33m x 3.28m) (Total)

A good size stone built outbuilding situated to the side of the main property. The front section was formerly a workshop with a window to the side and access door to the front. The rear section has a window to the side and double opening doors. Power and light connected.

Outside

The property is approached via a private road into The Orchard cul-de-sac with similar neighbouring properties. Twin opening timber gates open to the large gravel chipped and block paviour off road parking area with space available for multiple vehicles heading the double garage and front door.

A formal lawn is to the side of property and retained by a low wall and also houses the good size stone built outbuilding. A paved path and patio is to the rear with raised areas laid to decorative gravel chippings for ease of maintenance. Outside lights, external power point and water tap.

Tenure: Freehold

Council Tax: Band F

Energy Performance Rating: Band C (77)

Services: Mains Gas, Electric, Water and Drainage.

Viewing

Strictly by appointment only via sole selling agent Tarr Residential on 01460 68890 or at 35 Fore Street, Chard, Somerset TA20 1PT.

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The Fixtures, Fittings and Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale



Guide Price: £575,000

**The Orchard, Holbear, Forton Road, Chard,
Somerset TA20 2HS**

Independent Sales, Lettings and Property Management Agents

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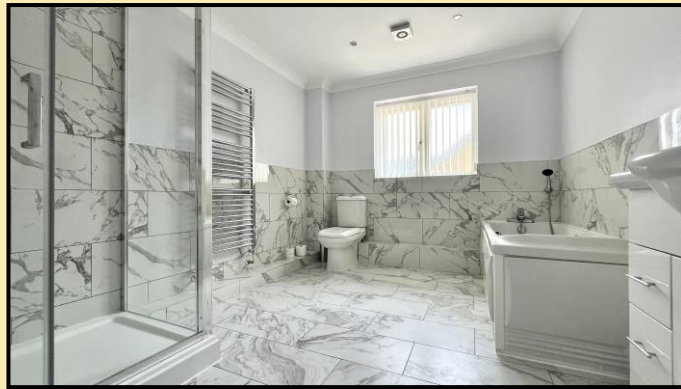
Tarr Residential

5 The Orchard,
Holbear, Forton Road,
Chard, Somerset
TA20 2HS

Guide Price: £575,000

- Bungalow set within a Private Cul de Sac
- 4 Bedrooms, En-Suite to Master
- Kitchen/Breakfast Room & Utility Room
- 18ft Sitting Room with Multi Fuel Burner
- Separate Dining Room
- Cloakroom & Ground Floor Bathroom
- First Floor Shower Room
- Double Glazing & Gas Fired Heating
- Large Off Road Parking Area & Double Garage
- Low Maintenance Enclosed Gardens with Outbuilding

Situated within the small exclusive and sought after development of The Orchard on Holbear, Chard is this superb detached 4 bedroom chalet style bungalow with double garage and off road parking for multiple vehicles. The property comprises; entrance porch, spacious full height hall, fitted kitchen/breakfast room, dining room, 18ft sitting room with 'Minsterstone' fireplace and multi fuel burner, utility room, cloakroom, en-suite shower room and walk-in wardrobe to the master bedroom and further shower room and bathroom. Further benefits from gas fired heating, double glazing, low maintenance and gardens with a good size stone built outbuilding.



Approach
Approach via twin opening timber gates opening to the large gravel chipped off road parking area and additional block paved driveway heading the double garage. uPVC part double glazed front door with obscure double glazes side panel opening to:

Entrance Porch: 5' 10" x 2' 4" (1.79m x 0.70m)
With a double glazed door to the side aspect and a further double glazed door with side panel opening to:

Inner Hall
A good size full height hall with a Velux window to the front aspect, stairs rising to the first floor, single panel radiator, wall light point, telephone point, smoke detector, recessed ceiling spotlights and a coved ceiling. Polished solid oak flooring continuing through to the sitting room and dining room. Door to:

Kitchen/Breakfast Room: 16' 2" x 13' 1" (4.94m x 3.99m)
Fitted with a comprehensive range of light wood fronted wall and base units with pull out baskets and corner carousels, all complemented by under unit lighting, rolled edge worktops and tiled splash backs. Inset twin stainless steel bowls with drainers and mixer taps over. Space for a large range style gas cooker with a concealed extractor over. Integrated Bosch dishwasher and space for an upright fridge. Double glazed window to the front aspect, tiled flooring, double panel radiator, TV point, heat/smoke detector and recessed ceiling spotlights. Internal access door to the double garage and a further door to:

Dining Room: 13' 1" x 12' 1" (3.99m x 3.68m)
Double glazed window to the rear aspect, single panel radiator, three wall light points and a coved ceiling. Double opening door to:

Sitting Room: 18' 5" x 16' 6" (5.61m x 5.03m)
A triple aspect room with double glazed windows to the rear and side, double glazed french doors opening to the rear patio and garden. Feature Minsterstone fireplace with an inset multi fuel burner. Five wall light points, TV and telephone points and a coved ceiling.

Bedroom 1: 17' 6" x 10' 11" (5.34m x 3.34m)
A dual aspect room with double glazed windows over looking the rear and side garden. Single panel radiator, TV and telephone points and a coved ceiling. Doors to:

Walk In Wardrobe: 7' 7" x 4' 11" (2.30m x 1.50m)
With a double glazed window to the front aspect, single panel radiator, coving and light connected.

En-Suite Shower Room: 7' 10" x 5' 7" (2.38m x 1.69m)
Fitted with a modern white three piece suite comprising; double cubicle with a glass screen, door and a wall mounted thermostatic shower over. Corner vanity unit with an inset wash hand basin over and a low level

WC. Obscure double glazed window to the front aspect, part tiled walls, tiled flooring, chrome ladder style heated towel rail, recessed ceiling spotlights and an extractor.

Bathroom: 11' 7" x 9' 0" (3.52m x 2.74m)
Fitted with a modern white four piece suite comprising; double cubicle with a glass screen, door and a wall mounted thermostatic shower over. Panel bath with mixer tap over. Vanity unit with an inset wash hand basin over and storage cupboards below. Low level WC. Obscure double glazed window to the front aspect, part tiled walls, tiled flooring, chrome ladder style heated towel rail, recessed ceiling spotlights and an extractor.

First Floor Landing
A good size landing with recessed ceiling spotlights and a smoke detector. Built-in good size storage cupboard with light connected and access to the eaves.

Bedroom 2: 20' 7" x 14' 2" (6.28m x 4.32m)
Two Velux window to the rear aspect with built-in blinds, single panel radiator and a TV point. Access to the eaves.

Bedroom 3: 18' 11" x 14' 2" (5.76m x 4.31m)
Two Velux windows to the rear aspect, single panel radiator and a TV point. Access to the eaves.

Bedroom 4: 13' 11" x 4' 8" (4.25m x 1.43m)
Two Velux window to the rear aspect with built-in blinds, single panel radiator and a telephone point.

Shower Room: 13' 11" x 5' 5" (4.23m x 1.64m)
Fitted with a modern white three piece suite comprising; square cubicle with a glass screen, door and a wall mounted thermostatic shower over. Pedestal wash hand basin with mixer tap over and a low level WC. Velux window to the front aspect, part tiled walls, tiled flooring, chrome ladder style heated towel rail, shaver point, recessed ceiling spotlights and an extractor.

Double Garage: 19' 2" x 17' 10" (5.84m x 5.44m)
An attached double garage with an electric roller door to the front aspect heading the off road parking area. Built-in cupboard housing the hot water cylinder tank and Baxi gas fired boiler. Power and light connected. Internal access door to the kitchen and a further internal door to:

Rear Hall
With a double glazed window and part double glazed door opening to the rear garden. Tiled flooring and a double panel radiator. Door to:

Utility Room: 9' 11" x 6' 11" (3.01m x 2.11m)
Fitted with a matching range of wall and base units to the kitchen with rolled edge worktops and all complemented by tiled splash backs. Inset stainless steel bowl and drainer with mixer tap over. Space and plumbing for both a washing machine and tumble dryer. Additional appliance spaces for a fridge and freezer. Double glazed window to the rear aspect, tiled flooring, recessed ceiling spotlights and an extractor.

Cloakroom: 5' 5" x 2' 9" (1.64m x 0.83m)
Fitted with a white two piece suite comprising; low level WC and a wall mounted wash hand basin. Obscure double glazed window to the side aspect, tiled flooring and part tiled walls. Coving and an extractor.