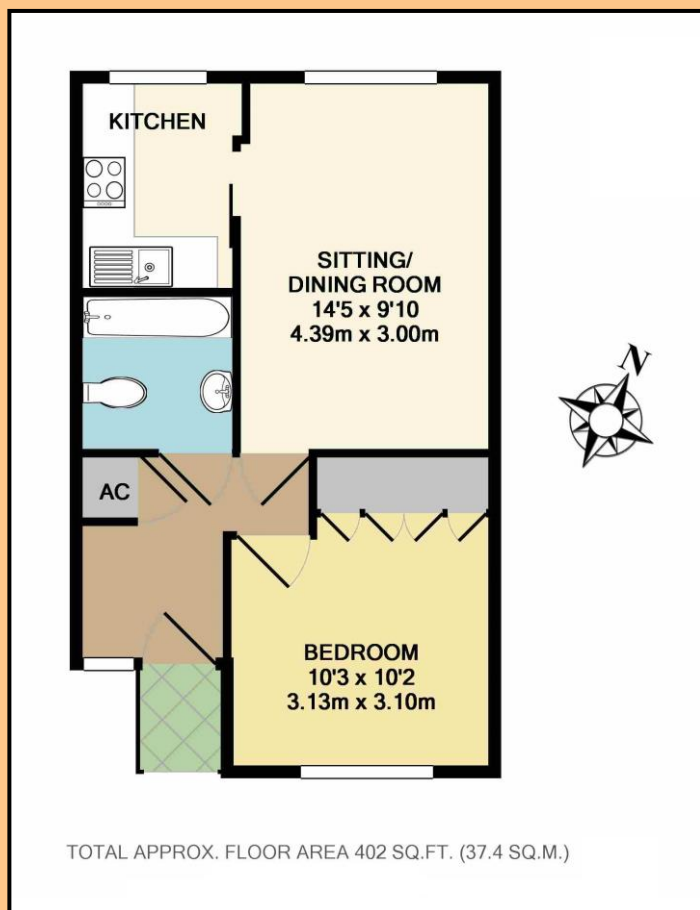




**TO LET: £550 pcm Un-Furnished
Manor Close, Chard, Somerset TA20 2EX**

A 1 double bedroom first floor flat, re-decorated throughout and all situated in the cul-de-sac of Manor Close, Chard. Comprises; entrance hall, sitting/dining room, modern fitted kitchen and a white suite bathroom. Further benefits from double glazing, electric heating and excellent views.

READY END FEBRUARY.



Entrance

Approached via steps rising to the uPVC part double glazed front door and opening to:

Entrance Hall

Double glazed window to the front aspect, built-in cupboard housing the hot water cylinder tank and immersion heater. Access to the roof void, smoke detector and a textured ceiling.

Sitting/Dining Area: 14' 5" x 9' 10" (4.39m x 3.00m)

Double glazed window to the rear aspect with excellent views over Chard town and beyond. Electric night storage heater, TV and telephone points, smoke detector and a textured ceiling. Sliding door to:

Kitchen

Fitted with a modern range of wood effect wall and base units, rolled edge worktops over and all complemented by tiled splash backs. Inset stainless steel bowl and drainer with taps over. Electric cooker, space and plumbing for a washing machine and space for an upright fridge/freezer. Double glazed window to the rear aspect with excellent views.

Bedroom: 10' 3" x 10' 2" (3.13m x 3.10m) (max)

Double glazed window to the front aspect, electric night storage heater, built-in wardrobe and a texture ceiling.

Bathroom

Fitted with a white three piece suite comprising; panel bath with taps and shower over. Wash hand basin and pedestal with taps over. Low level WC. Electric heater and a wall mounted light/shaver point.

Parking

Un-allocated parking is available nearby.

Tenure: Un-Furnished Let

Council Tax: Band A

Energy Performance Rating: Band E

Services

Mains Electric, Water and Drainage.

Viewing

Strictly by appointment only via sole letting 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

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