



Tenure: Freehold

Council Tax: Band D

Energy Performance Rating: Band C (70)

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: £358,000

Nursery Gardens, Chard, Somerset TA20 1HH

**17 Nursery Gardens,
Chard,
Somerset
TA20 1HH**

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- **NO ONWARD CHAIN**
- **Detached Property, Cul-de-Sac Location**
- **3 Bedrooms**
- **19ft Dual Aspect Sitting Room**
- **Separate Dining Room & 19ft Sunroom**
- **Fitted Kitchen/Breakfast Room**
- **First Floor Bathroom**
- **Double Glazing & Gas Fired Heating**
- **Detached Garage & Off Road Parking for Multiple Vehicles**
- **Well Kept Front & South-Facing Rear Gardens**

An extremely well presented 3 bedroom detached property situated within the cul-de-sac of the sought after development of Nursery Gardens, Chard. The property comprises; entrance hall, 19ft dual aspect sitting room, dining room, fitted kitchen/breakfast room and a first floor bathroom. Further benefits double glazing, gas fired heating via a combination boiler, detached garage, off road parking for multiple vehicles and well kept front and south facing rear garden.



Entrance

Approach via the block paved off street parking area heading the storm porch with a uPVC part double glazed front door and obscure double glazed side panel opening to the:

Entrance Hall

With stairs rising to the first floor, double panel radiator, digital wall mounted thermostat and a textured ceiling.

Sitting Room: 19' 2" x 10' 9" (5.85m x 3.28m)

A dual aspect room with a double glazed window to the front and rear. Space for a feature fireplace with a wood surround and inset electric coal effect fire, two radiators, two TV points, textured and coved ceiling.

Dining Room: 8' 5" x 8' 2" (2.57m x 2.50m)

Double glazed window to the front aspect, single panel radiator, TV and phone points and a textured ceiling.

Kitchen: 14' 6" x 8' 0" (4.44m x 2.45m)

Fitted with a range of wood fronted wall and base units, rolled edge worktops over and all complemented by tiled splash backs. Inset stainless steel bowl and drainer with mixer tap over, built-in Neff high level double oven, electric hob and concealed extractor over. Space for a fridge, breakfast bar feature with space for seating under, built-in under-stairs storage cupboard, two double glazed windows to the rear aspect and a door into:

Sunroom: 19' 3" x 8' 6" (5.88m x 2.61m)

Constructed off brick built walls, timber framed with a polycarbonate roof and aluminium sliding patio doors opening to the rear patio. Windows to both sides and a part glazed timber door to the side. Tiled floor and power points.

First Floor Landing

With a double glazed window to the rear aspect, single panel radiator, built-in storage cupboard housing the Vaillant gas fired combination boiler with storage space below. Access to the roof void, smoke detector and a textured ceiling.



Bedroom 1: 11' 8" x 10' 9" (3.57m x 3.28m)

Double glazed window to the front aspect, double panel radiator, built-in over stairs storage cupboard and a textured ceiling.

Bedroom 2: 11' 2" x 10' 3" (3.41m x 3.13m)

Double glazed window to the front aspect, single panel radiator, built-in over-stairs storage cupboard and a textured ceiling.

Bedroom 3: 7' 9" x 7' 4" (2.38m x 2.26m)

Double glazed window to the rear aspect, single panel radiator and a textured ceiling.

Bathroom: 6' 6" x 6' 5" (2.00m x 1.96m)

Fitted with a three piece suite comprising; panel bath with taps and a wall mounted Triton electric shower over, Wash hand basin and pedestal and a low level WC. Built in storage cupboard. Wall tiling to splash prone areas, extractor fan, obscure double glazed window to the rear aspect and a textured ceiling.

Garage: 16' 11" x 10' 2" (5.18m x 3.10m)

A detached single garage with an up and over door to the front aspect heading an off street parking space. Double glazed window and part double glazed side access door. Power and light connected.

Outside

The front of the property is low maintenance and benefits from a block paved off road parking for two vehicles heading the front door and bordered by beds filled with a good variety of low level shrubs and plants. A shared driveway to the side of the property leads to the garage and further parking.

The south-facing rear garden enjoys a high degree of privacy and benefits from a paved patio heading the sunroom doors. Steps lead down to the main garden of which is well tended and well stocked with an excellent variety of mature small trees, shrubs and plants. Outside water tap. All enclosed by a combination of walls and timber fencing.