



Tenure: Freehold

Council Tax: Band C

Energy Performance Rating: Band D (67)

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: £365,000

Lower Touches, Chard, Somerset TA20 1NY

**30 Lower Touches,
Chard,
Somerset
TA20 1NY**

Guide Price: £365,000

- **Detached & Extended Bungalow**
- **Corner Plot, Lots of Off Road Parking**
- **3 Double Bedrooms**
- **En-Suite Wet Room to Master Bedroom**
- **16ft NEW Kitchen/Dining Area**
- **16ft Sitting Room with Access to the Garden**
- **White Suite shower/Wet Room**
- **Double Glazing & Gas Fired Heating**
- **Detached (7.20m x 4.20m) Garage/Workshop**
- **Enclosed Mature Rear Garden**

NO ONWARD CHAIN. Situated towards the end of the Lower Touches cul-de-sac is this extremely well presented 3 bedroom detached and extended bungalow enjoying a corner plot with a larger than average garage/workshop and off road parking for a number of vehicles. The property comprises; entrance porch, spacious inner hall with NEW flooring, recently re-fitted kitchen/dining area, 16ft sitting room with NEW carpet and access to the garden, en-suite wet room to the master bedroom and a separate white suite shower/wet room. Further benefits from double glazing, gas fired heating and a good size enclosed mature rear garden.



Approach

Situated towards the end of the cul-de-sac. A driveway to the side provides off road parking and double opening gates give access to further parking and the garage. A path leads to the double glazed front door opening to:

Entrance Porch: 6' 2" x 5' 2" (1.89m x 1.57m) (max)

With double glazed windows to the front and side aspects, tiled flooring, wall-light and power points. Cupboard housing a water filter system. Further uPVC part double glazed door to:

Inner Hall

A spacious hall with a built-in cupboard housing the hot water cylinder tank, further built-in storage cupboard. Access to the roof void and a smoke detector. Glazed door to:

Kitchen/Dining Room: 16' 2" x 14' 4" (4.92m x 4.37m) (max)

Recently re-fitted and comprising of a variety of base units with worktops over. Inset stainless steel bowl and drainer with mixer tap over. Built-in Neff oven and hob, chimney style extractor over. Space and plumbing for a washing machine and space for a large upright fridge/freezer. Wall mounted electric consumer unit. Double glazed window with a new venetian blind over looking the rear garden. The dining area benefits radiator, wall cupboard housing the Worcester gas fired boiler, wall mounted thermostat, telephone point, recessed ceiling spotlights, double glazed door opening to outside and a large opening to:

Sitting Room: 16' 2" x 12' 11" (4.93m x 3.94m)

A dual aspect room with a double glazed window to the front aspect and double glazed sliding patio doors opening to the patio and rear garden (both with new fitted venetian blinds). New carpet, two TV point and a double panel radiator.

Bedroom 1: 15' 0" x 8' 7" (4.58m x 2.62m) (max)

Double glazed sliding patio doors with new venetian blinds opening to a paved seating area and rear garden. Range of built-in wardrobes with mirror fronted sliding doors, modern wall mounted radiator, telephone point, textured and coved ceiling. Bi-folding door to:

En-Suite Wet Room

A fully tiled wet room with a wall mounted Bristan electric shower. Vanity unit with an inset wash hand basin with taps over and a storage cupboard below. Low level WC. Double glazed window to the side aspect, extractor, textured and coved ceiling.

Bedroom 2: 10' 10" x 10' 10" (3.30m x 3.29m)

Double glazed window with a vertical blind to the front aspect, double panel radiator, textured and coved ceiling.

Bedroom 3: 9' 11" x 9' 6" (3.02m x 2.90m)

Double glazed window with a vertical blind to the front aspect, double panel radiator, textured and coved ceiling.

Shower/Wet Room

A fully tiled wet room with a wall mounted thermostatic shower. Vanity unit with an inset wash hand basin with mixer tap over and a storage cupboard below. Low level WC. Obscure double glazed window to the side aspect, extractor and recessed ceiling spotlights.

Garage/Workshop: 23' 7" x 13' 9" (7.20m x 4.20m) (Approx)

A detached and much larger than average single garage/workshop. Wider up and over garage door to the front aspect heading the off road parking area and double opening timber gates to the front driveway. Inspection pit. Double glazed window to the side aspect. Power and light connected.

Outside

The property enjoys a corner plot location at the end of the Lower Touches cul-de-sac and offers lots of off street parking for numerous vehicles on driveway and heading the garage. A path leads to the entrance porch and the garden is laid to lawn.

The rear garden is of a good size and fully enclosed by timber fencing. A raised patio is accessed from the sitting room and kitchen doors and steps lead down to the main lawn. A further paved seating space with pergola over can be accessed from the sliding doors of the master bedroom. Borders are planted with a variety of established shrubs and plants. At the rear of the garage is a gravel chipped space currently used for storage along with a timber store. timber twin opening gates heading the garage open to the front driveway. Outside lights.