



**Tenure:** Freehold

**Council Tax:** Band D

**Energy Performance Rating:** Band D

**Services:** Mains Gas, Electric, Water and Drainage.

#### Viewing

Strictly by appointment only via sole selling agent Tarr Residential on 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: £325,000**  
**Selwood, Chard, Somerset**  
**TA20 1DU**

**Independent Sales, Lettings and Property Management Agents**

Tarr Residential Ltd Company Number 07042284 trading as Tarr Residential. Registered at 35 Fore Street, Chard, Somerset TA20 1PT

**T:** 01460 68890

**E:** [chard@tarresidential.co.uk](mailto:chard@tarresidential.co.uk)

**W:** [www.tarresidential.co.uk](http://www.tarresidential.co.uk)

**Tarr Residential**



6 Selwood,  
Chard,  
Somerset  
TA20 1DU

Guide Price: £325,000

- NO ONWARD CHAIN
- Modern Detached Bungalow
- 3 Double Bedrooms
- 21ft Sitting/Dining Room
- Fitted Kitchen & Conservatory
- Porch, Entrance Hall & Cloakroom
- White Suite Shower Room
- Gas Fired Heating & Double Glazing
- Garage & Off Street Parking
- Low Maintenance Gardens

A modern and well presented detached 3 double bedroom bungalow with garage, off street parking and low maintenance gardens, all situated in a quiet tucked away position of the Selwood cul-de-sac on the ever popular Glynswood development. The property comprises; porch, entrance hall, cloakroom, 21ft sitting/dining room, conservatory with access to the garden and a white suite shower room. Further benefits from double glazing and gas fired heating via a combination boiler.



#### Entrance

The property is in an end of cul-de-sac location of Selwood and approached by a paved path leading to the composite stable style front door opening to:

**Porch:** 7' 3" x 2' 11" (2.20m x 0.9m)

With double glazed windows to the front and both side aspects, tiled floor and a further part glazed door opening to:

#### Entrance Hall

With a single panel radiator, textured and coved ceiling. Door to:

**Cloakroom:** 6' 1" x 3' 3" (1.86m x 0.98m)

Fitted with a two piece suite comprising; low level WC and a wall mounted wash hand basin with taps and a tiled splash-back over. Obscure double glazed window to the side aspect, single panel radiator, wall mounted electric fuse-box, textured and coved ceiling.

**Kitchen:** 11' 1" x 10' 0" (3.38m x 3.06m) (max)

Fitted with a modern range of soft closing cream gloss fronted wall and base units, solid wood worktops over and all complemented by tiled splash-backs. Inset porcelain one and a half bowl and drainer with mixer tap over. Space for a gas cooker with a stainless steel chimney style extractor over. Space and plumbing for a washing machine and tumble dryer. Space for an upright fridge/freezer. Double glazed window to the front aspect, carbon monoxide alarm, textured and coved ceiling.

**Sitting/Dining Room:** 21' 6" x 15' 10" (6.55m x 4.82m) (max)

Feature fireplace with a wood surround and marble hearth, two single panel radiators, TV point, wall mounted digital thermostat, textured and coved ceiling. Double glazed window to the rear aspect and french doors opening to:

**Conservatory:** 10' 10" x 8' 3" (3.31m x 2.51m)

Constructed on low brick built walls with uPVC double glazed sealed units and a glass roof over. Double glazed french doors opening to the garden. Wall-light points and power points.

#### Inner Hall

With a built-in cupboard housing the Vaillant gas fired combination boiler. Coved ceiling and access to:



**Bedroom 1:** 12' 9" x 10' 7" (3.89m x 3.23m)

A dual aspect room with double glazed windows to the side and rear. Single panel radiator, telephone point, textured and coved ceiling.

**Bedroom 2:** 11' 1" x 9' 8" (3.39m x 2.94m)

Double glazed window to the front aspect, single panel radiator, fitted double wardrobe with mirror sliding doors, textured and coved ceiling.

**Bedroom 3:** 10' 10" x 9' 8" (3.29m x 2.94m)

Double glazed window to the side aspect, single panel radiator, fitted wardrobe with mirror fronted sliding doors. textured and coved ceiling. Access to the roof void.

**Shower Room:** 7' 10" x 6' 2" (2.40m x 1.87m)

Fitted with a white three piece suite comprising; double cubicle with a glass door and wall mounted Triton electric shower over. Wash hand basin and pedestal with taps over. Low level WC. Obscure double glazed window to the front aspect, chrome ladder style heated towel rail, textured and coved ceiling.

**Garage:** 7' 7" x 8' 9" (5.35m x 2.67m)

Situated to the side of the property within a block of only two garages. Pitched and tiled roof (providing additional storage within the eaves). Electric up and over door to the front aspect heading the driveway, side access door from the garden. Power and light connected.

#### Outside

The outside of the property is very well kept and relatively low maintenance. The front door is approached via a paved path. The garden is mainly laid to decorative gravel chippings with beds planted with mature shrubs. Off street parking for two vehicles heads the garage. A pedestrian gates to both sides of the property give access to:

The rear garden is fully enclosed by timber fencing and enjoys a good degree of privacy. A patio area is accessed from the conservatory doors and a path leads to the side door of the garage. The garden is mainly laid to gravel chippings with beds filled with an excellent variety of mature shrubs and plants. At the side of the property is an area currently used as storage and two greenhouses. A timber shed is behind the garage.