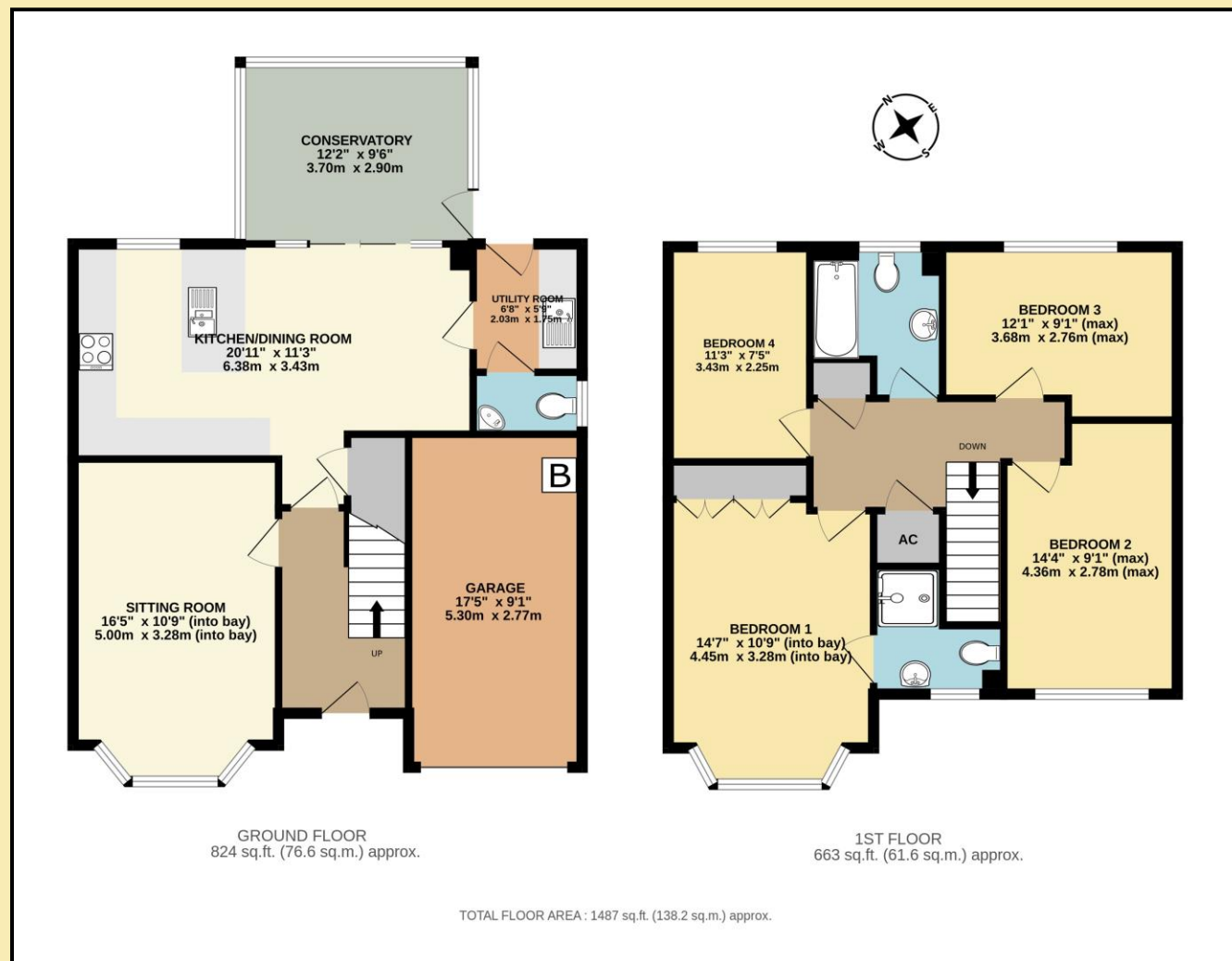




Service Charge

Please note: There is a service charge of currently £161.93 per annum (reviewed annually) for the upkeep of all communal areas within the development.

Tenure: Freehold

Council Tax: Band E

Energy Performance Rating: Band C (80)

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: £435,000

Toll House Way, Chard, Somerset TA20 1FH

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

T: 01460 68890
E: chard@tarrresidential.co.uk
W: www.tarrresidential.co.uk

Tarr Residential

31 Toll House Way,
Chard,
Somerset
TA20 1FH

Guide Price: £435,000

- Modern Energy Efficient Detached Property
- Attractive Toll House Way Development
- 4 Bedrooms, En-Suite to Master Bedroom
- Superb Kitchen/Dining Room & Utility Room
- 16ft Sitting Room with Bay Window & Conservatory
- Entrance Hall & Cloakroom
- First Floor White Suite Family Bathroom
- Double Glazing & Gas Fired Heating
- Garage & Off Road Parking for 2 Vehicles
- Low Maintenance Front & Rear Gardens

An attractive and extremely well presented, energy efficient detached family property with 4 good size bedrooms, garage and off road parking for 2 vehicles, all situated on the desirable Toll House Way development. The property comprises; good size entrance hall, cloakroom, 16ft sitting room with bay window, superb 20ft kitchen/dining room with integrated appliances and access to the conservatory and utility room, spacious landing, en-suite to the master bedroom and a white suite family bathroom. Further benefits from double glazing, gas fired heating and low maintenance front and enclosed rear garden.



Approach

Approached via the driveway heading the garage, a short path leads to the storm porch and part double glazed composite front door with wall mounted outside light over. Opening to:

Entrance Hall

A good size hall with stairs rising to the first floor. Single panel radiator, wall mounted thermostat and wood effect vinyl flooring extending through to:

Kitchen/Dining Room: 20' 11" x 13' 4" (6.38m x 4.06m) (max)

A superb kitchen/dining room, fitted with a modern range of cream 'shaker' style, soft closing wall and base units, rolled edge worktops and all complemented by tiled splash-backs. Inset one and a half bowl and drainer with mixer tap over. Built-in appliances include; high level double oven, separate Bosch induction hob with a SMEG stainless steel chimney style extractor over. SMEG dishwasher, fridge and freezer. Double glazed window to the rear aspect. The dining area benefits from a double panel radiator, TV point and a built in deep under-stairs storage cupboard. Door to the utility room and double glazed sliding patio doors opening to:

Conservatory: 12' 2" x 9' 6" (3.70m x 2.90m)

Constructed on low brick built walls with uPVC double glazed sealed units and polycarbonate roof over. Double glazed door to the side aspect and opening to the patio and garden. Fitted vertical window blinds, double panel radiator, power points and wood effect vinyl flooring.

Utility Room: 6' 8" x 5' 9" (2.03m x 1.75m)

Fitted with matching units to the kitchen, square edge worktops and upturns over. Inset stainless steel bowl and drainer with mixer tap over. Space and plumbing for both a washing machine and tumble dryer. Extractor fan. Part double glazed door opening to the rear garden and a single panel radiator. Wood effect vinyl flooring through to:

Cloakroom: 5' 9" x 3' 0" (1.75m x 0.92m)

Fitted with a white two piece suite comprising; low level WC and a wall mounted corner wash hand basin with mixer tap and tiled splash-back over. Obscure double glazed window to the side aspect and a single panel radiator.

Sitting Room: 16' 5" x 10' 9" (5.00m x 3.28m) (into bay)

Double glazed bay window to the front aspect, double panel radiator and a TV point.

First Floor Landing

With access to the loft space via a fitted loft ladder. Built in storage cupboard and a further built in cupboard housing the hot water cylinder tank and immersion heater. Single panel radiator.

Bedroom 1: 14' 7" x 10' 9" (4.45m x 3.28m) (max)

Double glazed bay window to the front aspect, single panel radiator, built in wardrobe, wall mounted thermostat and a TV point. Door to:

En-Suite: 6' 7" x 6' 1" (2.01m x 1.86m) (max)

Fitted with a white three piece suite comprising; square cubicle with a glass door and wall mounted Aqualisa thermostatic shower over. Wall mounted wash hand basin with mixer tap over. Low level WC. Obscure double glazed window to the front aspect, Part tiled effect laminate wall panelling tile effect laminate flooring, chrome ladder style heated towel rail, shaver point and an extractor.

Bedroom 2: 14' 4" x 9' 1" (4.36m x 2.78m) (max)

Double glazed window to the front aspect and a single panel radiator.

Bedroom 3: 12' 1" x 9' 1" (3.68m x 2.76m) (max)

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

Bedroom 4: 11' 3" x 7' 5" (3.43m x 2.25m)

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

Bathroom: 7' 11" x 6' 11" (2.42m x 2.11m) (max)

Fitted with a modern white three piece suite comprising; panel bath with a mixer tap, wall mounted Aqualisa thermostatic shower and a glass screen over. Wall mounted wash hand basin with mixer tap over. Low level WC. Obscure double glazed window to the rear aspect, part tiled effect laminate panelled walls, tiled effect laminate flooring, chrome ladder style heated towel rail and an extractor.

Garage: 17' 5" x 9' 1" (5.30m x 2.77m)

An integral single garage with an up and over door to the front aspect heading the driveway. Wall mounted Potterton gas fired boiler and electric consumer unit. Power and light connected.

Outside

The outside of the property is very well kept and benefits from off road parking for two vehicles heading the garage. A short path leads to the main entrance storm porch and front door. The garden is mainly laid to lawn with a flower border filled with a good variety of mature low shrubs . A timber pedestrian gate to the side gives access to:

The rear garden is fully enclosed by timber fencing. A paved patio is accessed from the conservatory and utility room doors. The main lawn is retained by a low wall and borders are filled with a good variety of low shrubs and plants. A further paved seating area is at the rear boundary. An area to the side of the property can be utilised for storage. Space for a timber shed.