



**Tenure:** Freehold

**Council Tax:** Band E

**Energy Performance Rating:** C (72)

#### 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: £350,000**

**Toms Close, Chard, Somerset TA20 2HD**



12 Toms Close,  
Chard,  
Somerset  
TA20 2HD

Guide Price: £350,000

- NO ONWARD CHAIN
- Detached Property on the very Edge of Town
- 4 Bedrooms, En-Suite to Master
- Sitting Room, Dining Room & Conservatory
- Fitted Kitchen
- Modern White Suite Shower Room
- Entrance Hall & Cloakroom
- Double Glazing & Gas Fired Heating
- Detached Garage & Off Road Parking
- Front & Rear Garden Backing onto Parkland



Located in the highly desirable cul-de-sac of Toms Close on the very edge of the town and enjoying delightful views over parkland and countryside from the rear aspect first floor is this well presented 4 bedroom detached property with detached garage and driveway. All situated within a short walk to the town centre amenities and countryside walks. The property comprises; entrance hall, cloakroom, 15ft sitting room with fireplace, separate dining room with access to the conservatory, fitted kitchen, en-suite to master bedroom and a modern white suite shower room. Further benefits from double glazing, gas fired heating and well maintained level front and private west facing rear garden.



#### Approach

Approached via the path leading to the storm porch with outside light over. uPVC front door opening to:

#### Entrance Hall

A good size hall with stairs rising to the first floor, single panel radiator and a coved ceiling. Door to:

#### Cloakroom:

4' 8" x 4' 1" (1.43m x 1.24m)  
Fitted with a two piece suite comprising; low level WC and a pedestal wash hand basin with taps and a tiled splash back over. Obscure double glazed window to the front aspect and a single panel radiator.

#### Sitting Room:

15' 11" x 11' 10" (4.86m x 3.61m)  
Double glazed window to the front aspect, feature fireplace with a wood surround, marble hearth and an in set coal effect fire. A double and a single panel radiator, TV point and a coved ceiling. Glazed double doors opening to:

#### Dining Room:

12' 0" x 9' 2" (3.65m x 2.79m)  
With a single panel radiator and a coved ceiling. Door to the kitchen and double glazed french doors opening to:

#### Conservatory:

9' 10" x 9' 6" (3.00m x 2.90m)  
Overlooking the garden and constructed off low brick built walls with uPVC double glazed sealed units and glass roof over. Double glazed french doors opening to outside. Wall light point.

#### Kitchen:

12' 2" x 12' 0" (3.70m x 3.65m) (max)  
Fitted with a range of wood fronted wall and base units, rolled edge worktops over and all complemented by tiled splash backs. Inset one and a half bowl and drainer with mixer tap over. Built in Zanussi oven with a four burner gas hob and concealed extractor over. Space and plumbing for a washing machine and tumble dryer. Space for an upright fridge/freezer. Wall mounted Baxi as fired boiler. Built in under stairs storage cupboard housing the electric consumer unit. Double glazed window to the rear aspect and a part double glazed door opening to outside.

#### First Floor Landing

With a double glazed window to the side aspect on the half landing. Access to the roof void, single panel radiator and a smoke detector. Built in cupboard housing the hot water cylinder tank and immersion heater.

#### Bedroom 1:

13' 9" x 10' 0" (4.19m x 3.05m)  
Double glazed window to the front aspect, single panel radiator and a range of built in wardrobes. Door to:

#### En- Suite Shower Room:

7' 10" x 3' 4" (2.40m x 1.01m)  
Fitted with a three piece suite comprising; square cubicle with a glass bi-folding door and wall mounted thermostatic shower over. Pedestal wash hand basin with taps and a tiled splash back over. Low level WC. Obscure double glazed window to the side aspect, chrome ladder style heated towel rail, shaver point and an extractor.

#### Bedroom 2:

10' 6" x 9' 5" (3.20m x 2.86m) (max)  
Double glazed window to the rear aspect with superb views across to open countryside, single panel radiator and built in wardrobes.

#### Bedroom 3:

10' 11" x 7' 1" (3.33m x 2.15m)  
Double glazed window to the rear aspect with superb views across to open countryside and a single panel radiator.

#### Bedroom 4:

9' 8" x 6' 11" (2.94m x 2.12m)  
Double glazed window to the front aspect and a single panel radiator.

#### Shower Room:

7' 10" x 6' 1" (2.40m x 1.85m) (max)  
Fitted with a white three piece site comprising; walk in double cubicle with a glass screen and wall mounted thermostatic shower over. Pedestal wash hand basin with mixer tap over and a low level WC. Obscure double glazed window to the side aspect, part tiled walls, single panel radiator, shaver point and an extractor.

#### Detached Garage:

16' 11" x 8' 7" (5.16m x 2.61m)  
A detached single garage with a pitched and tiled roof (providing additional storage within the eaves). Electric roller door to the front aspect heading the driveway. Window and part glazed side access door from the garden. Power and light connected.

#### Outside

The property is situated towards the quiet corner of Toms Close and approached via the driveway heading the garage and a path leading the front storm porch and front door. The garden is mainly laid to lawn with beds filled with a good variety of mature plants and small tree. a timber gate to the side gives access to:

The west facing rear garden enjoys a very high degree of privacy, fully enclosed by timber fencing and backs onto parkland. A paved patio is accessed from the conservatory and kitchen doors and a leads on to the main lawn with borders filled with an established variety of mature shrubs and plants. A path leads to the side access door to the garage. Outside water tap.