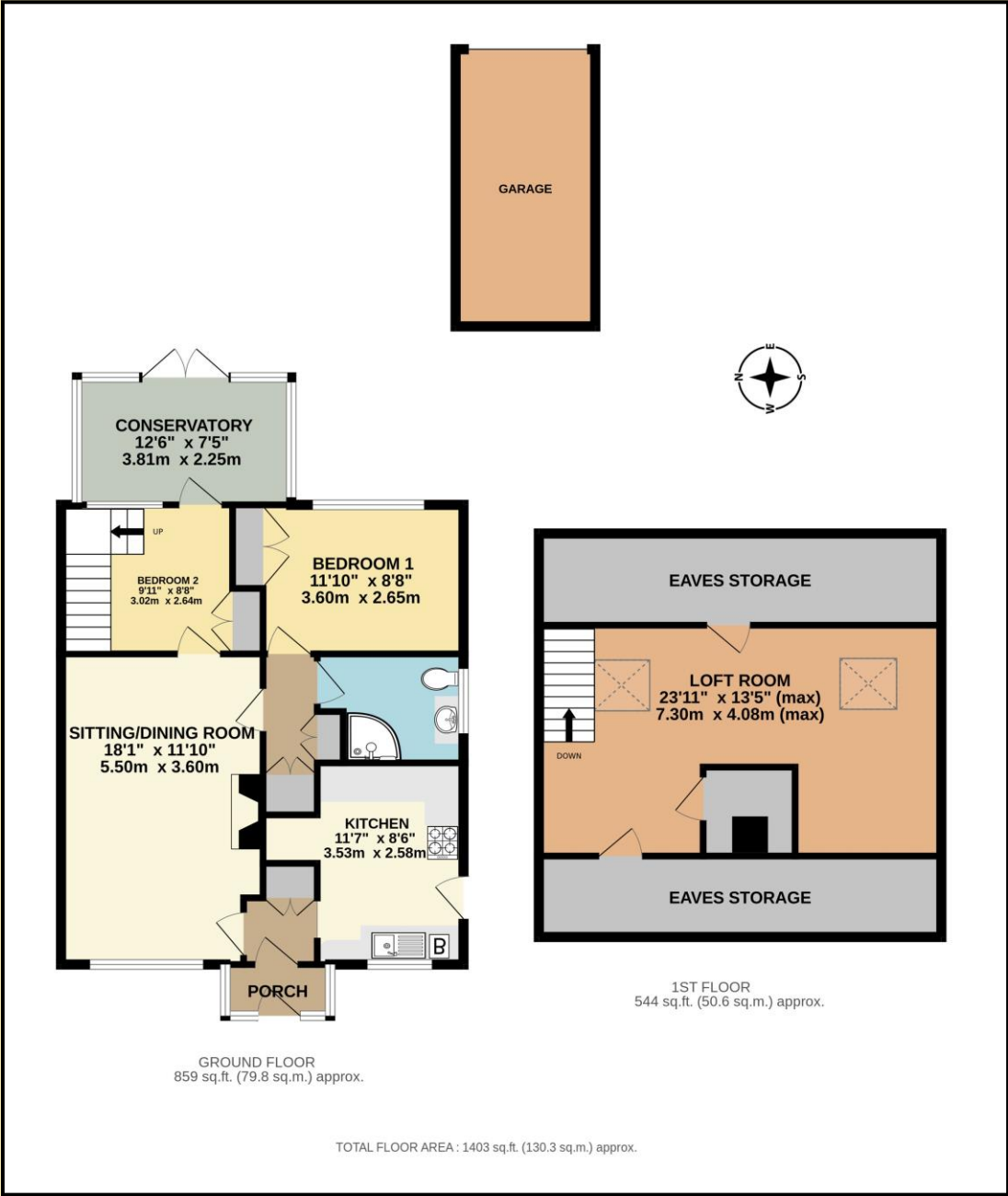




Tenure: Freehold

Council Tax: Band B

Energy Performance Rating: Band D (68)

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: £240,000

Watermead, South Chard, Somerset TA20 2QL

**41 Watermead,
South Chard, Nr Chard,
Somerset
TA20 2QL**

Guide Price £240,000

- **Semi Detached Bungalow**
- **Quiet Cul-de-Sac & Village Location**
- **2 Bedrooms & Good Size Loft Room**
- **18ft Sitting/Dining Room**
- **Fitted Kitchen**
- **Conservatory with Access to the Garden**
- **Modern White Suite Shower Room**
- **Double Glazing & Gas Fired Heating**
- **Garage within a Block**
- **Front & Low Maintenance Private Rear Garden**

Situated in a quiet position of the popular Watermead cul-de-sac in the village location of South Chard is this well presented semi detached 2 bedroom bungalow with a good size loft room and a garage within a block. The property comprises; entrance porch, entrance hall, 18ft sitting/dining room, fitted kitchen, inner hall and a modern white suite shower room. Further benefits from double glazing, gas fired heating, lots of built in storage cupboards, front and private enclosed low maintenance rear garden.



Approach

Approach via the path leading to the uPVC double glazed door opening to:

Entrance Porch: 5' 11" x 2' 11" (1.80m x 0.9m)

Constructed of uPVC sealed units and a polycarbonate roof over. Tiled flooring and a further part glazed door opening to:

Inner Hall

With a built-in storage cupboard housing gas meter and electric consumer unit and meter. Door to the sitting room and:

Kitchen: 11' 7" x 8' 6" (3.53m x 2.58m)

Fitted with a modern range of white 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. Space for a gas cooker with a stainless steel chimney style extractor over. Space and plumbing for a washing machine. Alcove with space for an upright fridge/freezer. Wall mounted Worcester gas fired boiler. Double glazed window to the front aspect, double panel radiator and a uPVC part double glazed stable door opening to outside.

Sitting/Dining Room: 18' 0" x 11' 10" (5.49m x 3.60m) (max)

Double glazed window to the front aspect, feature fireplace with a wood surround and an inset log burner. Double panel radiator and a TV point. Door to the inner hall and:

Bedroom 2: 9' 11" x 8' 8" (3.02m x 2.64m)

With stairs rising to the loft room, built-in storage cupboard, laminate flooring, double panel radiator, double glazed window and a part glazed door to:

Conservatory: 12' 6" x 7' 5" (3.81m x 2.25m)

Constructed off low brick built walls with uPVC sealed units and a polycarbonate roof over. Double glazed french doors opening to the rear garden, laminate flooring and power points.

Inner Hall

With two built-in storage cupboards and a smoke detector and doors to:

Bedroom 1: 11' 10" x 8' 8" (3.60m x 2.65m)

Double glazed window to the rear aspect over looking the garden, double panel radiator and a built-in double wardrobe.

Shower Room: 8' 6" x 6' 0" (2.59m x 1.83m) (max)

Fitted with a modern white three piece suite comprising; quadrant cubicle with a glass sliding door and wall mounted thermostatic shower over. Vanity unit with a wall mounted wash hand basin over. Low level WC. Tiled walls, heated towel rail, wall mounted Dimplex electric heater, spotlights and an obscure double glazed window to the side aspect.

Loft Room: 23' 11" x 13' 5" (7.30m x 4.08m) (max)

A good size loft room with two skylight windows to the rear aspect and a wall light point. Access to both eaves storage areas and a door to a built-in storage cupboard.

Garage

A single garage located at the rear of the property within a block. Up and over door to the front aspect.

Outside

The property is situated within a quiet cul-de-sac location, a path from the main public footpath leads to the entrance porch and is flanked on either side by lawn. On road parking is available directly outside the property. Outside water tap. A timber gate to the side gives access to:

The rear garden enjoys a high degree of privacy, low maintenance and fully enclosed by timber fencing. Areas are laid to paved patio, decorative gravel chippings and a small artificial lawn and provide several seating areas. Spaces are available for two timber sheds.