



**Tenure:** Freehold

**Council Tax:** Band C

**Energy Performance Rating:** Band F (38)

**Services:** Mains Electric, Water and Drainage. Owned Solar Panels.

#### 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: £275,000**

**Middle Touches, Chard, Somerset TA20 1NX**

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**



56 Middle Touches,  
Chard,  
Somerset  
TA20 1NX

Guide Price: £275,000

- NO ONWARD CHAIN
- Detached Well Proportioned Property
- 3 Bedrooms
- Sitting Room & Separate Dining Room
- Kitchen & Large Utility Area/Storage
- Entrance Hall & Cloakroom
- First Floor 3 Piece Bathroom Suite
- Double Length Garage, Car Port & Driveway
- Owned Solar Panels, Gas & Electric Heating
- Front & Enclosed Rear Garden



#### Approach

Approached via the footpath leading to the part glazed front door with an obscure glazed side panel. Opening to:

#### Entrance Hall

With stairs rising to the first floor with an under stairs storage cupboard. Electric night storage heater. Door to:

#### Cloakroom:

6' 0" x 5' 11" (1.84m x 1.81m)  
Fitted with a low level WC and a pedestal wash hand basin with taps over. Obscure glazed window to rear aspect. Electric night storage heater (not connected).

#### Sitting Room:

18' 10" x 10' 11" (5.75m x 3.32m)  
A dual aspect room with single glazed windows to front and rear. Three single panel radiators, TV point and coving.

#### Dining Room:

8' 6" x 8' 6" (2.59m x 2.58m)  
Single glazed window to front aspect, single panel radiator. Serving hatch to kitchen.

#### Kitchen:

8' 5" x 8' 3" (2.56m x 2.52m)  
Fitted with a range of light fronted wall and base units, worktops and tiled splash backs over. Stainless steel bowl and drainer with taps over. Space for a gas or electric cooker. Single panel radiator, electric night storage heater. Single glazed window and part single glazed door opening to:

#### Utility Area/Storage Area:

30' 2" x 15' 9" (9.20m x 4.79m) (max)  
With three single glazed windows to the side and rear aspects, part glazed door opening to outside. Space and plumbing for a washing machine. Power and light connected. Internal access door to the garage.

#### First Floor Landing

Single glazed window to rear aspect, built in cupboard housing the hot water cylinder tank. Access to the part boarded roof void via a fitted loft ladder with light connected. Doors to all first floor rooms.

#### Bedroom 1:

11' 2" x 11' 0" (3.41m x 3.36m)  
Single glazed window to the front aspect and a single panel radiator. Built in double wardrobe and a separate over stairs storage cupboard.

#### Bedroom 2:

11' 3" x 10' 5" (3.42m x 3.17m)  
Single glazed window to the front aspect, single panel radiator, telephone point and a built in wardrobe.

#### Bedroom 3:

8' 0" x 7' 5" (2.44m x 2.25m)  
Single glazed window to the rear aspect and a single panel radiator.

#### Bathroom:

8' 3" x 6' 6" (2.52m x 1.98m) (max)  
fitted with a white three piece suite comprising; panel bath with mixer tap over. Pedestal wash hand basin with taps over. Low level WC. Obscure glazed window to the rear aspect and wall tiling to splash prone areas.

#### Garage:

30' 2" x 8' 0" (9.20m x 2.45m)  
An attached double length garage with an up and over door to the front aspect heading the driveway. Single glazed window to the rear. Power and light connected.

#### Carport

Attached to the side of the property with a garage door to the front aspect and an opening to the rear.

#### Outside

The front garden is mainly laid to lawn with a path leading to the front door and a driveway heading the garage to provide off road parking for multiple vehicles.

The rear garden is full enclosed by timber fencing and mature hedging. The main lawn is bordered by beds with a good variety of mature shrubs and plants. Space for a greenhouse.

A well proportioned 3 bedroom detached property with excellent scope for further development, double length garage, carport and off road parking for multiple vehicles. All situated on Middle Touches within easy reach of the local nature reserve and countryside walks. The property comprises; entrance hall, cloakroom, 18ft dual aspect sitting room, separate dining room, kitchen, large utility area/store and a first floor bathroom. Further benefits from owned solar panels and electric heating.