



Tenure: Freehold

Council Tax: Band D

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 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: £299,950

Larch Avenue, Chard, Somerset TA20 1DD

**12 Larch Avenue,
Chard,
Somerset
TA20 1DD**

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- **NO ONWARD CHAIN**
- **Detached 2 Bedroom Bungalow**
- **Ever Popular Glynswood Development**
- **22ft Dual Aspect Sitting/Dining Room**
- **Fitted Kitchen/Breakfast Room**
- **Conservatory with Access to the Garden**
- **3 Piece Bathroom Suite**
- **Gas Fired Heating & Double Glazing**
- **Detached Garage & Off Road Parking**
- **Front & Enclosed West Facing Private Rear Garden**

A well presented and detached 2 double bedroom bungalow with a detached garage and off road parking, all situated in the favourable cul-de-sac of Larch Avenue on the ever popular Glynswood development. The property comprises; good size entrance hall, 22ft dual aspect sitting/dining room, conservatory with access to the rear garden, fitted kitchen/breakfast room and a 3 piece bathroom suite. Further benefits from gas fired heating via a combination boiler, double glazing, well kept front and west facing private rear garden.



Approach

Approached via the block paved pathway leading to the storm porch with light over heading the uPVC part double glazed front door opening to:

Entrance Hall

A good size hall with access to the roof void, single panel radiator, two built in storage cupboards and the wall mounted electric fusebox.

Sitting/Dining Room: 23' 2" x 13' 7" (7.07m x 4.14m) (max)

A dual aspect room with a double glazed window to the front and rear aspects. Attractive ornate feature fireplace with a tiled hearth and space for an electric flame effect fire. Two TV points, two single panel radiators and three wall light points. Part glazed door opening to:

Conservatory: 11' 3" x 7' 11" (3.43m x 2.41m)

Constructed off low brick walls with uPVC double glazed sealed units and a polycarbonate roof over. Double glazed door opening to the garden. Tiled flooring and power points.

Kitchen/Breakfast Room: 15' 2" x 11' 5" (4.63m x 3.48m) (max)

Fitted with a modern range of wood fronted wall and base units, square edge worktops over and all complemented by tiled splash backs. Inset stainless steel bowl and double drainer with taps over. Space for an electric cooker. Space and plumbing for both a slim line dishwasher and washing machine. Space for an upright fridge/freezer. Wall mounted Glow Worm gas fired combination boiler. Double glazed window to the rear aspect over looking the garden and a part double glazed door opening to outside.

Bedroom 1: 15' 1" x 10' 8" (4.60m x 3.26m) (max)

Double glazed window to the front aspect, single panel radiator and a built in double wardrobe with sliding doors. Telephone point.

Bedroom 2: 11' 5" x 8' 1" (3.48m x 2.47m)

Double glazed window to the side aspect, single panel radiator and a built in double wardrobe with sliding doors.

Bathroom: 11' 5" x 8' 1" (3.48m x 2.47m)

Fitted with a three piece suite comprising; panel bath with taps and a thermostatic shower over, pedestal wash hand basin with taps over and a low level WC. Obscure double glazed window to the side aspect, tiled walls, single panel radiator and a wall light/shaver point.

Garage

A detached single garage with an up and over door to the front aspect heading the driveway. Power connected.

Outside

The outside of the property is well maintained and approached via the block paved driveway heading the garage and a block paved path leading to the storm porch and front door. The garden is laid to lawn with a timber gate giving access to:

The west facing rear garden enjoys a very high degree privacy and is fully enclosed by timber fencing. A good sized patio is accessed from the conservatory door and three low steps rise to lawn with borders filled with mature shrubs and hedging. A substantial timber built shed is at the side of the property. Outside water tap.

