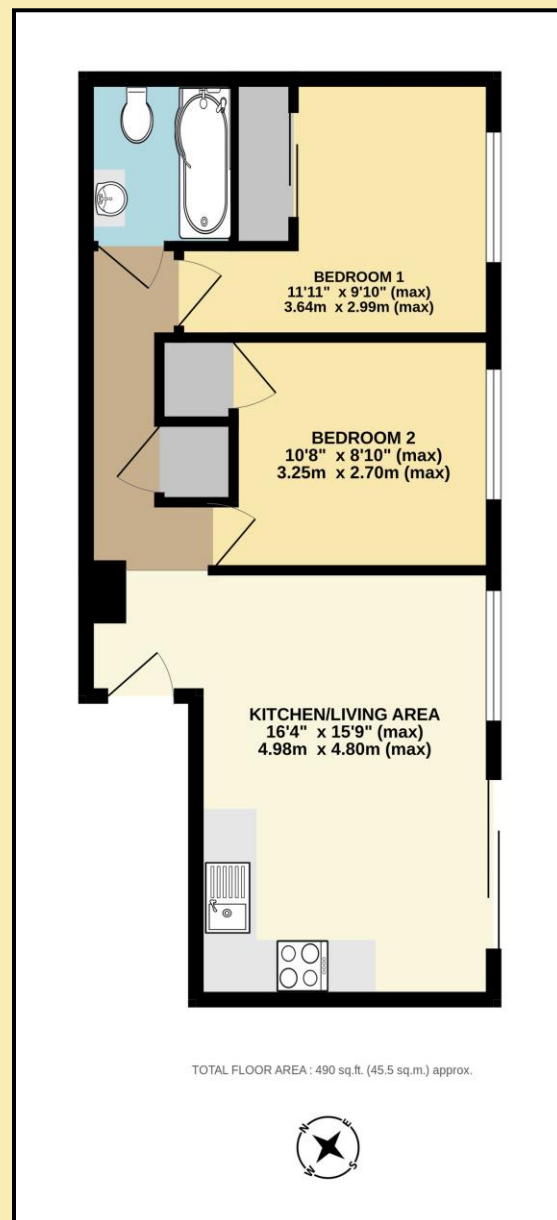




Tenure: Leasehold. 999 year lease from 01/01/2018

Service Charge: £112.44 per month.

Council Tax: Band B

Energy Performance Rating: C (77)

Services

Mains Gas, Electric, Water and Drainage at a cost of £200 per month payable directly to the property management company.

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: £185,000

**Chataway House, Leach Road, Chard, Somerset
TA20 1GH**

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
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W: www.tarrresidential.co.uk

Tarr Residential

**5 Chataway House,
Leach Road, Chard,
Somerset
TA20 1GH**

Guide Price: £185,000

- **Modern Ground Floor Apartment**
- **Enclosed Terrace with Space for Seating**
- **2 Double Bedrooms**
- **Open Plan Kitchen/Living Area**
- **White 3 Piece Bathroom Suite**
- **Gas Fired Heating & Double Glazing**
- **Well Kept Communal Hall**
- **2 Off Road Parking Spaces**
- **IDEAL INVESTMENT or FIRST TIME BUY**



Situated on the very edge of Chard within Chataway House on Leach Road is this well presented and modern ground floor 2 double bedroom apartment with the added benefit of an enclosed terrace with space for seating and 2 off road parking spaces. The property comprises, well kept communal entrance hall, inner hall to apartment, open plan living/kitchen area with built-in appliances and a 3 piece white suite bathroom. Further benefits from double glazing and gas fired heating.



Approach

Chataway House is approached via the off road parking area and a block paved path leads to the main building entrance door. Solid wood door to the apartment opens to:

Entrance Hall

With a built in utility cupboard with space and plumbing for a washing machine. Wall mounted electric consumer unit, wall mounted thermostat and slate effect laminate flooring continues through to:

Kitchen/Living Area: 16' 4" x 15' 9" (4.98m x 4.80m) (max)

The kitchen area is fitted with a modern range of white high gloss fronted wall and base units, square edge worktops over and all complemented by laminated splash backs. Inset stainless steel bowl and drainer with mixer tap over. Integrated appliances include; high level electric oven, microwave oven, electric hob, dishwasher, fridge and freezer. The living area has a double glazed window and double glazed sliding doors opening to the enclosed terrace. Modern wall mounted radiator, TV point and a smoke/heat detector.

Bedroom 1: 11' 11" x 9' 10" (3.64m x 2.99m) (max)

Double glazed window, modern wall mounted radiator, TV point and a built-in double wardrobe with mirror fronted doors.

Bedroom 2: 10' 8" x 8' 10" (3.25m x 2.70m)

Double glazed window, laminate flooring, modern wall mounted radiator, TV point and a built-in single wardrobe.

Bathroom: 5' 10" x 5' 7" (1.79m x 1.70m)

Fitted with a modern white three piece suite comprising; 'P' shaped panel bath with a glass screen, mixer tap and wall mounted thermostatic shower with rainfall head over. Vanity unit with an inset wash hand basin over, mirror with built-in shaver point over. Low level WC. Fully tiled walls and flooring, modern wall mounted radiator and an extractor.

Outside

Accessed from the living area door is an enclosed terrace with space for seating.

The property benefits from two allocated off road parking spaces and a communal refuse bin/recycling area.

