



Tenure: Freehold

Council Tax: Band D

Energy Performance Rating: TBA

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: £375,000

Toll House Way, Chard, Somerset TA20 1FH

37 Toll House Way,
Chard,
Somerset
TA20 1FH

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- Modern Energy Efficient Detached Property
- Attractive Toll House Way Development
- Bedrooms, En-Suite to Master Bedroom
- 17ft Sitting Room with Bay Window
- Superb 18ft Kitchen/Dining Room
- Entrance Hall & Cloakroom
- White Suite Family Bathroom
- Gas Fired Heating & Double Glazing
- Garage & Off Road Parking for 2 Vehicles
- Enclosed Level Private Rear Garden with Patio

A beautifully presented energy efficient modern detached property with 3 bedrooms, garage and off road parking for 2 vehicles, all situated in the attractive Toll House Way development. The property comprises; entrance hall, cloakroom, 17ft sitting room with bay window, superb 18ft kitchen/dining room with integrated appliances and access to the garden, en-suite shower room to the master bedroom and a white suite family bathroom. Further benefits from double glazing, gas fired heating and an enclosed private level rear garden with patio.



Entrance
Approached via paved steps rising to the part double glazed composite front door with storm canopy and wall mounted outside light over. Opening to:

Entrance Hall
With stairs rising to the first floor, double glazed window to the side aspect, built-in under stairs storage drawers, single panel radiator, telephone point and a smoke detector. Door to:

Cloakroom: 5' 7" x 3' 2" (1.70m x 0.96m)
Fitted with a white two piece suite comprising; low level WC and a wall mounted corner wash hand basin with mixer tap and tiled splash-back over. Obscure double glazed window to the front aspect, single panel radiator, recessed ceiling spotlights and a wall mounted electric fuse-box.

Sitting Room: 17' 3" x 11' 4" (5.25m x 3.46m) (into bay)
Double glazed bay window to the front aspect, double panel radiator, TV and telephone points.

Kitchen/Dining Room: 18' 6" x 13' 10" (5.64m x 4.21m) (max)
A superb room with double glazed french doors opening to the garden and a further double glazed window to the rear aspect. The kitchen is fitted with a modern range of two tone high gloss wall and base units, square edge worktops and upturns over. Inset stainless steel one and a half bowl and drainer with mixer tap over. Built-in SMEG appliances include; stainless steel high level double oven, four burner gas hob with a glass splash-back and chimney style extractor over. Dishwasher. Integrated fridge and freezer. Wall mounted extractor. The dining area benefits from a double panel radiator, TV point and recessed ceiling spotlights. Built in deep under stairs storage cupboard with space and plumbing for a washing machine.

First Floor Landing
With access to the roof space. Double glazed window to the side aspect, single panel radiator and a smoke detector. Built in cupboard housing the Potterton gas fired boiler.

Bedroom 1: 11' 3" x 11' 11" (3.44m x 3.63m) (max)
Double glazed window to the front aspect, single panel radiator, built in double wardrobe with sliding doors, wall mounted thermostat and a TV point. Door to:

En-Suite: 8' 2" x 4' 2" (2.50m x 1.26m)
Fitted with a white three piece suite comprising; fully tiled double cubicle with a glass door and wall mounted thermostatic shower

over. Wall mounted wash hand basin with mixer tap over. Low level WC. Obscure double glazed window to the side aspect, chrome ladder style heated towel rail, tile effect laminate flooring, shaver point, extractor and recessed ceiling spotlights.

Bedroom 2: 11' 4" x 10' 0" (3.45m x 3.06m) (max)
Double glazed window to the rear aspect, single panel radiator and a built-in triple wardrobe.

Bedroom 3: 10' 9" x 7' 1" (3.27m x 2.17m) (max)
Double glazed window to the rear aspect and a single panel radiator.

Bathroom: 8' 4" x 6' 11" (2.53m x 2.10m) (max)
Fitted with a modern white three piece suite comprising; panel bath with a mixer tap, wall mounted thermostat shower and a glass screen over. Wall mounted wash hand basin with mixer tap over. Low level WC. Obscure double glazed window to the front aspect, part tiled walls, tile effect laminate flooring, chrome ladder style heated towel rail, extractor and recessed ceiling spotlights. Built-in cupboard housing the hot water cylinder tank and immersion heater.

Garage: 19' 0" x 9' 6" (5.80m x 2.89m)
A detached single garage with a pitched and tiled roof. Up and over door to the front aspect heading the driveway. Power and light connected.

Outside
The outside of the property is very well kept and benefits from off road parking for upto two vehicles heading the garage at the side aspect. Paved steps rise to the front door. The garden is planted with a variety of established low shrubs. A timber pedestrian gate gives access to:

The level rear garden is fully enclosed and enjoys a high degree of privacy. A paved patio seating area is accessed from the dining area doors and leads on to the main lawn, beds and borders are planted with a an excellent variety of low shrubs and plants to provide 'year round' interest. A timber shed is set to the rear of the garage. Outside water tap, lights, outside power socket and an electric hook-up point are all installed.

Service Charge
Please note: There is a service charge of currently £161.93 per annum (reviewed annually) for the upkeep of all communal areas within the development.