



Tenure: Freehold

Council Tax: Band C

Energy Performance Rating: D (66)

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: £415,000

Touchstone Lane, Chard, Somerset TA20 1RF

2 Touchstone Lane,
Chard,
Somerset
TA20 1RF

Guide Price: £415,000

- Spacious Semi Detached Property
- Superb Views from the Rear Aspect
- 4 Bedrooms, En-Suite to Master
- 24ft Sitting/Dining Room with Log-Burner
- 18ft Modern Fitted Kitchen
- Cloakroom
- First Floor Family Bathroom
- Double Glazing & Gas Fired Heating
- Detached Garage, Car-Port, Workshop & Off Road Parking
- Good Size Mature Front & Rear Gardens

Situated on the western edge of the Chard town on the highly desirable Touchstone Lane this is extremely well presented semi detached, spacious 4 bedroom property with good size mature gardens, great size detached garage, car-port, workshop and off road parking. Enjoying excellent views from the first and second floor rear aspect the property comprises; 18ft modern fitted kitchen, inner hall, cloakroom, 24ft sitting/dining room with log-burner, en-suite to the master bedroom and a first floor 3 piece bathroom suite. Further benefits from double glazing and gas fired heating via a combination boiler.



Approach
Set back from the lane and approached via the wrought iron pedestrian gate heading the footpath leading to the part double glazed door opening to:

Kitchen: 18' 3" x 9' 10" (5.55m x 3.00m) (max)
A triple aspect room with double glazed windows to the front and both sides. Fitted with a range of cream shaker style, soft closing wall and base units, square edge worktops and upturns over. Inset stainless steel bowl and drainer with mixer tap over. Space for an electric cooker with a chimney style extractor over. Space and plumbing for a washing machine and tumble dryer. Space for an upright fridge/freezer. Wall unit housing the Worcester gas fired combination boiler. Solid wood flooring, double panel radiator and recessed ceiling spotlights. Door to:

Inner Hall
With stairs rising to the first floor, double glazed window to the side aspect, tiled flooring, double panel radiator, wall mounted thermostat and a telephone point. Part double glazed composite door opening to outside and a further door to:

Cloakroom: 5' 3" x 2' 10" (1.59m x 0.87m)
Fitted with a white two piece suite comprising; low level WC and a wall mounted wash hand basin with taps over. Part tiled walls, single panel radiator and an obscure double glazed window to the side aspect.

Sitting/Dining Room: 24' 7" x 11' 7" (7.50m x 3.54m) (max)
A dual aspect room with a double glazed bay window to the rear aspect over looking the garden and double glazed french doors opening to the front patio area. Attractive feature fireplace with a wood surround, inset log-burner and a tiled hearth. Fitted cupboard and display shelving over. Two single panel radiators, two TV points and a coved ceiling.

First Floor Landing
Double glazed window to the side aspect, coving and stairs rising to the second floor.

Bedroom 2: 13' 6" x 10' 5" (4.11m x 3.18m) (max)
Double glazed window to the rear aspect with superb views over the Chard town and beyond. Built-in double wardrobe, double panel radiator, TV point, textured and coved ceiling.

Bedroom 3: 10' 6" x 9' 10" (3.2m x 3.00m) (max)
Double glazed window to the front aspect, single panel radiator and a built in storage cupboard.

Bedroom 4: 8' 5" x 8' 2" (2.56m x 2.49m) (max)
Double glazed window to the front aspect, single panel radiator and built-in open storage.

Bathroom: 7' 8" x 6' 2" (2.34m x 1.89m)
Fitted with a three piece suite comprising; panel bath with glass screen, mixer tap and a wall mounted thermostatic shower over. Wash hand basin and pedestal with taps over. Low level WC. Part tiled walls, chrome ladder style heated towel rail, extractor, obscure double glazed window to the rear aspect, textured and coved ceiling.

Second Floor Landing
With a skylight window to the rear aspect, smoke detector and recessed ceiling spotlights. Door to:

Bedroom 1: 13' 8" x 10' 8" (4.16m x 3.26m)
With skylight windows with blinds to the rear aspect and superb views over Chard town and beyond. Built-in under-eaves storage cupboards and a double panel radiator.

En-Suite: 6' 6" x 3' 9" (1.99m x 1.15m)
Fitted with a white three piece suite comprising; square cubicle with a wall mounted thermostatic shower over. Wall mounted wash hand basin with taps over. Low level WC. Velux style window to the front aspect, wall-light with shaver point, chrome ladder style heated towel rail, extractor and recessed ceiling spotlights.

Garage: 21' 0" x 13' 0" (6.40m x 3.95m)
A detached larger than average garage with a pitched roof (providing additional storage with in the eaves). Double opening doors to the front aspect, two windows to the side, power and light connected. Rear pedestrian access door from the carport.

Workshop
Attached to the car-port with a pedestrian access door and window to the side aspect.

Outside
The property is set back from the lane, enjoys extremely good size gardens to both the front and rear. The front of the property is approached via a pedestrian wrought iron gate heading the footpath leading to the main entrance door into the kitchen. The garden is mainly laid to lawn with mature trees. A raised rockery border is at the front boundary. A private paved patio can be accessed from the sitting room doors and features a raised ornamental pond. A footpath to the side of the property gives access to:

The gently sloping rear garden is laid to areas of lawn, decorative gravel chippings and patio to provide ample seating spaces. Borders are filled with a good variety of low shrubs and plants. A path runs from the rear aspect of the property to give access to the workshop, garage and off road parking at the rear boundary. Outside water tap.