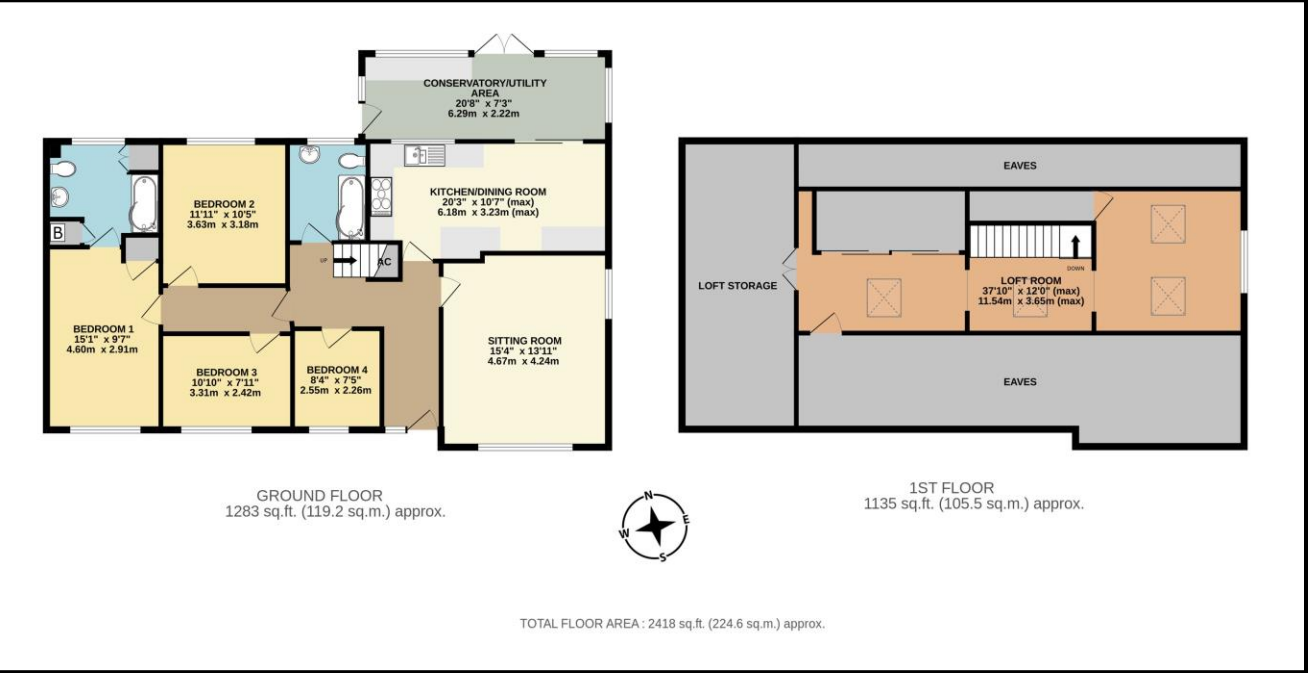




Outside

The property is situated towards the end of the Cerdic Close cul-de-sac and approached via the off road parking area and footpath. The front garden is mainly laid to lawn with beds and borders filled with an excellent variety of mature shrubs and plants. A path to the side of the property leads to a timber gate giving access to:

The rear garden enjoys a very high degree of privacy and is fully enclosed by mature hedgerows, timber fencing and high brick built walls. A timber decked seating area is accessed from the conservatory and a gate opens to the main lawn. Outside water tap and light.

Tenure: Freehold

Council Tax: D

Energy Performance Rating: D (69)

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: £425,000
Cerdic Close, Chard, Somerset TA20 1NR

11 Cerdic Close,
Chard,
Somerset
TA20 1NR

Guide Price: £425,000

- Extended & Detached Bungalow
- End of Cul-de-Sac Location
- 4 Bedrooms & Large Loft Room
- En-Suite Bathroom to Master & Family Bathroom
- Dual Aspect Sitting Room
- 20ft Modern Fitted Kitchen/Dining Room
- Conservatory/Utility Area with Access to the Garden
- Double Glazing & Gas Fired Heating
- Off Road Parking
- Front & Enclosed Private Rear Garden



Situated at the end of the quiet highly favoured Cerdic Close cul-de-sac is this detached, spacious 4 bedroom bungalow with the added benefits of a 37ft loft room with lots of built storage, off road parking and a private enclosed rear garden. All within easy access to the local shops, Avishayes Primary School and countryside walks to the nature reserve and reservoir. The property comprises; entrance hall, dual aspect sitting room, 20ft modern fitted kitchen/dining room with access to the 20ft conservatory/utility area, en-suite bathroom to the master bedroom and a white suite family bathroom. Further benefits from double glazing and gas fired heating.



Approach

Approach via the off road parking area and path leading to the double glazed front door with double glazed side panel opening to:

Entrance Hall

A spacious hall with stairs rising to the first floor loft room, built in under stairs cupboard housing the hot water cylinder tank and immersion heater. Single panel radiator, wall mounted 'Hive' thermostat, smoke detector and a coved ceiling.

Sitting Room: 15' 4" x 13' 11" (4.67m x 4.24m)

A dual aspect room with double glazed windows to the front and side. Wood effect laminate flooring, double panel radiator, picture rail and a coved ceiling.

Kitchen/Dining Room: 20' 3" x 10' 7" (6.18m x 3.23m)

Comprehensively fitted with a modern range of cream 'shaker' style wall and base units, rolled edge worktops over and all complemented by tiled splash backs. Inset ceramic one and a half bowl and drainer with mixer tap over. Space for an electric range style cooker with chimney style extractor over. Space and plumbing for a dishwasher and space for a large American style fridge/freezer. Wood effect laminate flooring, double panel radiator and a coved ceiling. Window and double glazed sliding doors opening to:

Conservatory/Utility Area: 20' 8" x 7' 3" (6.29m x 2.22m)

Constructed off brick built walls with a polycarbonate roof over and uPVC double glazed sealed units. Double glazed french doors opening to the outside decking area and a further double glazed door opening to the garden. Fitted with matching base units and worktops to the kitchen with space and plumbing for both a washing machine and tumble dryer. Wood effect laminate flooring, double panel radiator, wall light points and power points.

Bedroom 4/Study: 8' 4" x 7' 5" (2.55m x 2.26m)

Currently used as a study with a double glazed window to the front aspect, single panel radiator and a coved ceiling.

Bathroom: 8' 4" x 6' 8" (2.55m x 2.03m)

Fitted with a modern white three piece suite comprising; 'P' shaped panel bath with a curved screen, mixer tap and wall

mounted thermostatic shower with rainfall head over. pedestal wash hand basin with mixer tap over. Low level WC. Obscure double glazed window to the rear aspect, wall tiling to splash prone areas, laminate tile effect flooring, single panel radiator, shaver point and recessed ceiling spotlights.

Inner Hall

Off the main hall and giving access to all further ground floor rooms and including;

Bedroom 1: 15' 1" x 9' 7" (4.60m x 2.91m)

Double glazed window to the front aspect, double panel radiator, built in storage cupboard, wall mounted fusebox and a coved ceiling. Door to:

En Suite Bathroom: 9' 6" x 8' 10" (2.90m x 2.68m) (max)

Fitted with a modern white three piece suite comprising; 'P' shaped panel bath with a curved screen, mixer tap and wall mounted thermostatic shower with rainfall head over. Pedestal wash hand basin with mixer tap over. Low level WC. Obscure double glazed window to the rear aspect, wall tiling to splash prone areas, laminate flooring, double panel radiator, extractor, recessed ceiling spotlights and coving. Built in cupboard housing the Vaillant gas fired boiler and a further low built in storage cupboard.

Bedroom 2: 11' 11" x 10' 5" (3.63m x 3.18m)

Double glazed window to the rear aspect, single panel radiator and a coved ceiling.

Bedroom 3: 10' 10" x 7' 11" (3.31m x 2.42m)

Double glazed window to the front aspect, single panel radiator and a coved ceiling.

Loft Room: 37' 10" x 12' 0" (11.54m x 3.65m)

A great size loft room with lots of built in storage, three skylight windows to the front and to the rear aspect. Double glazed window to the side, double panel radiator, smoke detector and recessed ceiling spotlights. Access to under eaves and further access to additional good size loft space.