



Outside

The outside of the property is extremely well maintained, enjoys a corner plot location and superb far reaching views from the rear first floor bedroom. Approached via a footpath and two low steps descending to the front door, the path continues to the side aspect to a timber gate opening to the rear garden. The front garden is mainly laid to lawn for ease of maintenance. The driveway to the side provides off road parking for multiple vehicles heading the garage. An opening gives access to:

The rear garden enjoys a very high degree of privacy and mainly enclosed by timber fencing. A good size block paved patio can be accessed from the side porch door and has ample seating space. The main lawn is bordered by a flower bed planted with a good variety of low shrubs, plants and mature small tree. Concealed useful storage areas are behind the garage and to the rear of the side porch which also has space for a timber shed. Outside water tap.

Tenure: Freehold **Council Tax:** Band D

Energy Performance Rating: 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: £425,000
Cedar Close, Chard, Somerset TA20 1DB

1 Cedar Close,
Chard,
Somerset
TA20 1DB

Guide Price: £425,000



- Superb 4 Double Bedroom Detached Property
- Corner Plot Location on Glynswood
- Far Reaching Views from the Rear First Floor
- Kitchen/Breakfast Room & Porch/Utility Area
- Sitting Room, Dining Room & 2nd Reception Room
- Spacious Entrance Hall & Cloakroom
- Modern White Suite Family Bathroom
- Double Glazing & Gas Fired Heating
- 24ft Detached Garage & Off Road Parking
- Extremely Well Maintained Front & Rear Gardens



Situated on a corner plot of the ever popular Glynswood development and enjoying superb far reaching views from first floor rear aspect is this immaculate, spacious 4 double bedroom detached property with a larger than average detached garage, off road parking, front and rear gardens with patio. All located within easy walking distance to the Redstart Primary school and Holyrood Academy. The beautifully presented property comprises; generous entrance hall, cloakroom, 20ft kitchen/breakfast room, side porch/utility area, sitting room, separate dining room, 2nd reception room/family room and a modern white suite family bathroom. Further benefits from double glazing and gas fired heating.



Approach
Approach to the composite part double glazed front door via a short path and two steps. The driveway providing off road parking for multiple vehicles to the side heading the garage.

Entrance Hall
A spacious hall with stairs rising to the first floor with a very generous under stairs storage cupboard. Double glazed windows to the side and front aspects, single panel radiator, wall mounted thermostat, smoke detector and coving. Door to:

Cloakroom: 7' 0" x 6' 0" (2.13m x 1.83m)
Fitted with a modern white two piece suite comprising; pedestal wash hand basin with mixer tap and tiled splash back over. Low level WC. Obscure double glazed window to the side aspect, single panel radiator and coat hanging space.

Kitchen/Breakfast Room: 20' 3" x 8' 6" (6.17m x 2.58m) (max)
Double glazed window to the rear aspect over looking the garden. Fitted with a modern range of cream fronted wall and base units including a full height pull out larder basket, rolled edge worktops over and all complemented by tiled splash backs. inset ceramic one and a half bowl and drainer with mixer tap over. Built in high level Siemens oven and a separate Siemens multi function microwave, grill and oven. Siemens induction hob. Integrated fridge. Hatch to the dining room. Wall mounted Worcester gas fired boiler and a wall mounted heating control panel. Wall mounted cupboard housing the electric consumer unit. TV point. The breakfast area benefits from a double glazed window to the side aspect and a built in bench seat with storage beneath. Part glazed door to:

Side Porch/Utility Area: 7' 8" x 4' 11" (2.33m x 1.50m)
Fitted with a rolled edge worktop with space and plumbing for both a washing machine and dishwasher. Space for an upright fridge/freezer. Double glazed window to the front and side and a uPVC part double glazed door opening to the patio and rear garden. Smoke detector.

Dining Room: 11' 5" x 11' 4" (3.49m x 3.45m) (max)
Double glazed window to the rear aspect over looking the garden, double panel radiator and a coved ceiling. Glazed double opening doors to:

Sitting Room: 16' 1" x 12' 4" (4.91m x 3.75m) (max)
Double glazed window to the front aspect, two single panel radiators, three wall light points and a TV point.

2nd Reception Room/Family Room: 17' 1" x 8' 7" (5.21m x 2.61m)
Triple aspect with double glazed windows to both sides and rear, double panel radiator, TV and telephone points, smoke detector and a coved ceiling.

First Floor Landing
With access to the part boarded roof void via a fitted loft ladder with light connected. Good size built in cupboard with shelving and housing the hot water cylinder tank and immersion heater. Coved ceiling and a smoke detector.

Bedroom 1: 13' 8" x 8' 5" (4.16m x 2.57m)
Double glazed window to the rear aspect with superb views across the Chard town and countryside beyond. Alcove with space for an oak wardrobe. Single panel radiator and a coved ceiling.

Bedroom 2: 11' 1" x 9' 5" (3.37m x 2.87m)
Two double glazed windows to the side aspect, single panel radiator and a coved ceiling.

Bedroom 3: 10' 4" x 9' 5" (3.16m x 2.87m)
Two double glazed windows to the side aspect, single panel radiator and a coved ceiling.

Bedroom 4: 11' 9" x 9' 1" (3.57m x 2.76m) (max)
Double glazed window to the front aspect, single panel radiator and a coved ceiling. Open over stairs storage area and a built in cupboard.

Bathroom: 8' 0" x 7' 1" (2.44m x 2.16m)
Updated with a modern white three piece suite comprising; 'P' shaped panel bath with a glass screen, mixer tap and a wall mounted Mira electric shower over. Vanity unit with an inset wash hand basin over and storage cupboard beneath. low level WC. Obscure double glazed window to the rear aspect, tiled walls and a chrome ladder style heated towel rail.

Garage: 24' 3" x 9' 9" (7.38m x 2.98m)
A slightly larger than average detached single garage with a pitched and tiled roof (potentially providing additional storage within the eaves). Electric Garador garage door opening to the driveway, double glazed window and a uPVC side access door from the garden. Power and light connected.