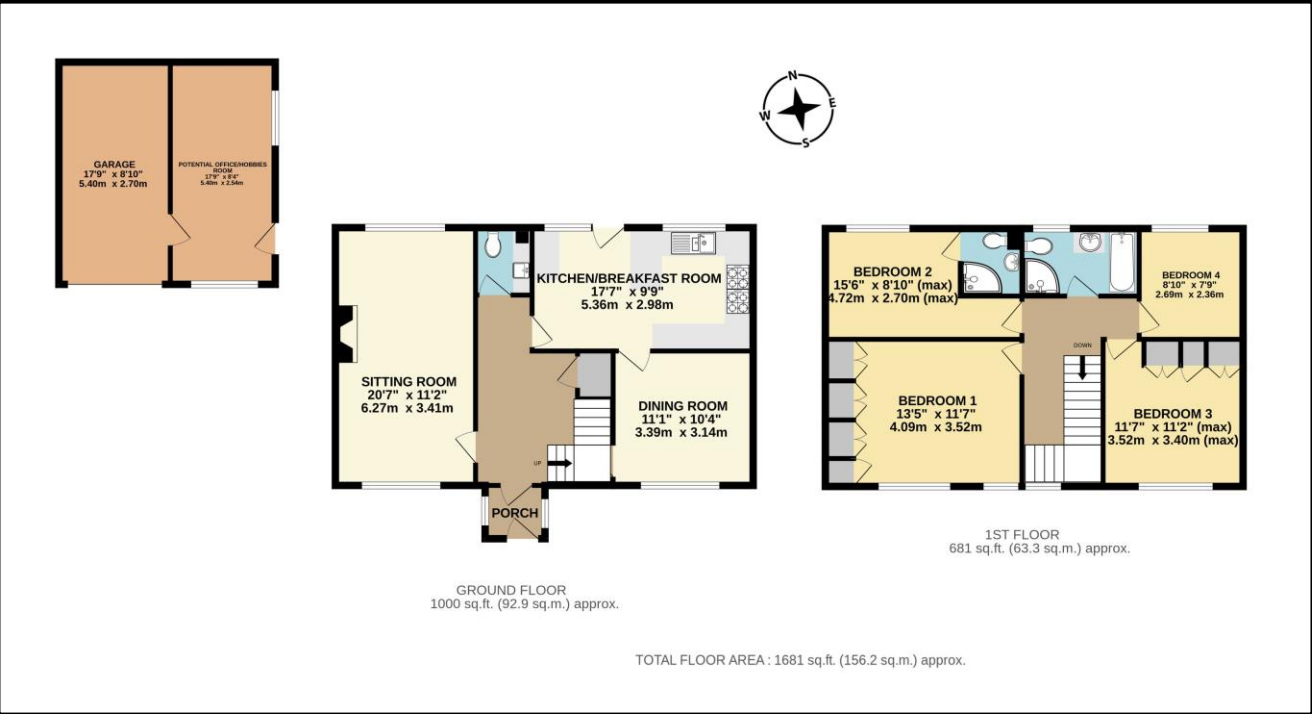




Tenure: Freehold

Council Tax: Band E

Energy Performance Rating: C (71)

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: £495,000

**Dairs Orchard, Tatworth, Nr Chard, Somerset
TA20 2TA**

15 Dairs Orchard, Tatworth, Nr Chard, Somerset TA20 2TA

Guide Price: £495,000



- Superb Detached Spacious Property
- Desirable Village Cul-de-Sac Location
- 4 Good Size Bedrooms, En-Suite to Bedroom 2
- 20ft Dual Aspect Sitting Room with Fireplace
- 17ft Kitchen/Breakfast Room & Dining Room
- Generous Entrance Hall & Landing
- Modern 4 Piece White Suite Bathroom & Cloakroom
- Double Glazing & Gas Fired Heating
- Double Garage & Off Road Parking
- Stunning Landscaped Front & Rear Gardens



Enjoying an elevated position within the sought after cul-de-sac of Dairs Orchard in the highly desirable village of Tatworth is this beautifully presented detached spacious property with 4 good size bedrooms, double garage and superb landscaped front and rear gardens with summerhouse. The property comprises; entrance porch, generous size inner hall, cloakroom, 20ft dual aspect sitting room with fireplace, 17ft kitchen/breakfast room, separate dining room, en suite shower room to bedroom 2 and a modern 4 piece white suite family bathroom. Further benefits from double glazing and gas fired heating.

Approach

Approached via the block paved driveway to the side heading the double garage or a separate path from the public footpath with steps rising to the part double glazed front door opening to:

Entrance Porch: 4' 9" x 4' 3" (1.45m x 1.29m)

Double glazed windows to each side aspects and a further glazed door opening to:

Inner Hall

A very spacious entrance hall with stairs rising to the first floor with built in storage cupboard beneath. Screened radiator, wall mounted thermostat, smoke detector and a coved ceiling.

Cloakroom: 5' 5" x 4' 6" (1.65m x 1.36m)

Fitted with a white two piece suite comprising; low level WC. Built in storage cupboards with a wash hand basin and mixer tap over. Obscure double glazed window to the rear aspect.

Sitting Room: 20' 7" x 11' 2" (6.27m x 3.41m)

A dual aspect room with a double glazed window to the front with a bowed sill and to the rear. Feature fireplace with a wood surround and an inset gas coal effect fire. A double panel radiator and a single panel radiator, carbon monoxide alarm and a TV point.

Kitchen/Breakfast Room: 17' 7" x 9' 9" (5.36m x 2.98m)

Comprehensively fitted with a modern range of cream fronted wall and base units with pull out baskets and a waste disposal unit, quartz effect worktops and upturns over. Inset stainless steel one and a half bowl and drainer with mixer tap over. Space for a large Rangemaster gas cooker with a glass splash back and stainless steel extractor over. Built in microwave oven. Space and plumbing for a washing machine and space for a large fridge/freezer. Chrome ladder style heated towel rail. Wall unit housing the electric consumer unit. Breakfast bar feature with space for seating under. Double glazed window to the rear aspect and a part double glazed door opening to outside. Door to:

Dining Room: 11' 1" x 10' 4" (3.39m x 3.14m)

Double glazed window with a bowed sill to the front aspect, double panel radiator and coving. Further door opening to the entrance hall.

First Floor Landing

A spacious landing with a double glazed window to the front aspect, access to the roof void, wall mounted thermostat, heating control panel and a coved ceiling.

Bedroom 1: 13' 5" x 11' 7" (4.09m x 3.52m)

Two double glazed windows to the front aspect with views towards countryside beyond. Range of built in wardrobes spanning the full width of the room. Single panel radiator, TV and telephone points and a coved ceiling.

Bedroom 2: 15' 6" x 8' 10" (4.72m x 2.70m) (max)

Double glazed window to the rear aspect, single panel radiator and a wall light point. Door to:

En Suite Shower Room: 5' 5" x 4' 8" (1.65m x 1.41m)

Fitted with a modern white three piece suite comprising; corner cubicle with a glass door and a wall mounted thermostatic shower over. Vanity unit with an inset wash hand basin over and storage cupboard below. Low level WC. Tiled walls, recessed ceiling spotlights and a coved ceiling.

Bedroom 3: 11' 7" x 11' 2" (3.52m x 3.40m) (max)

Double glaze window to the front aspect, single panel radiator, TV aerial point, built in wardrobes and a coved ceiling.

Bedroom 4: 8' 10" x 7' 9" (2.69m x 2.36m)

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

Bathroom: 9' 4" x 5' 5" (2.85m x 1.65m)

Fitted with a modern white four piece suite comprising; corner cubicle with a glass door and thermostatic shower over. Vanity unit with an inset wash hand basin over and storage cupboard below. Panel bath with a mixer tap over. Low level WC. Obscure double glazed window to the rear aspect, two chrome ladder style heated towel rails, tiled walls, tiled flooring with electric under-floor heating, extractor, coving and recessed ceiling spotlights.

Double Garage: 17' 9" x 17' 3" (5.40m x 5.25m)

A detached double garage with a pitched and tiled roof (potentially providing additional storage within the eaves. Currently split in to two sections, one with an up and over door to the front aspect heading the driveway. Internal door to the second section with a double glazed window to the front and side and a side access door from the garden. Power and light connected.

Outside

The property enjoys an elevated position within the Dairs Orchard cul-de-sac and approached via the double width block paved driveway heading the double garage providing ample parking for multiple vehicles. A separate path from the public footpath with steps rises to the front entrance porch. The garden is extremely well tended, landscaped and extensively planted with a variety of established shrubs and plants. A wrought iron gate from the driveway gives access to:

The tiered rear garden benefits from an extremely high degree of privacy and is fully enclosed. A large paved patio area provides seating areas for entertaining and features a pretty fish pond, borders are heavily planted with mature trees, shrubs, plants and flowers providing 'year round' interest and colour. A timber summerhouse has power and light connected. outside water tap, lights and external power points.