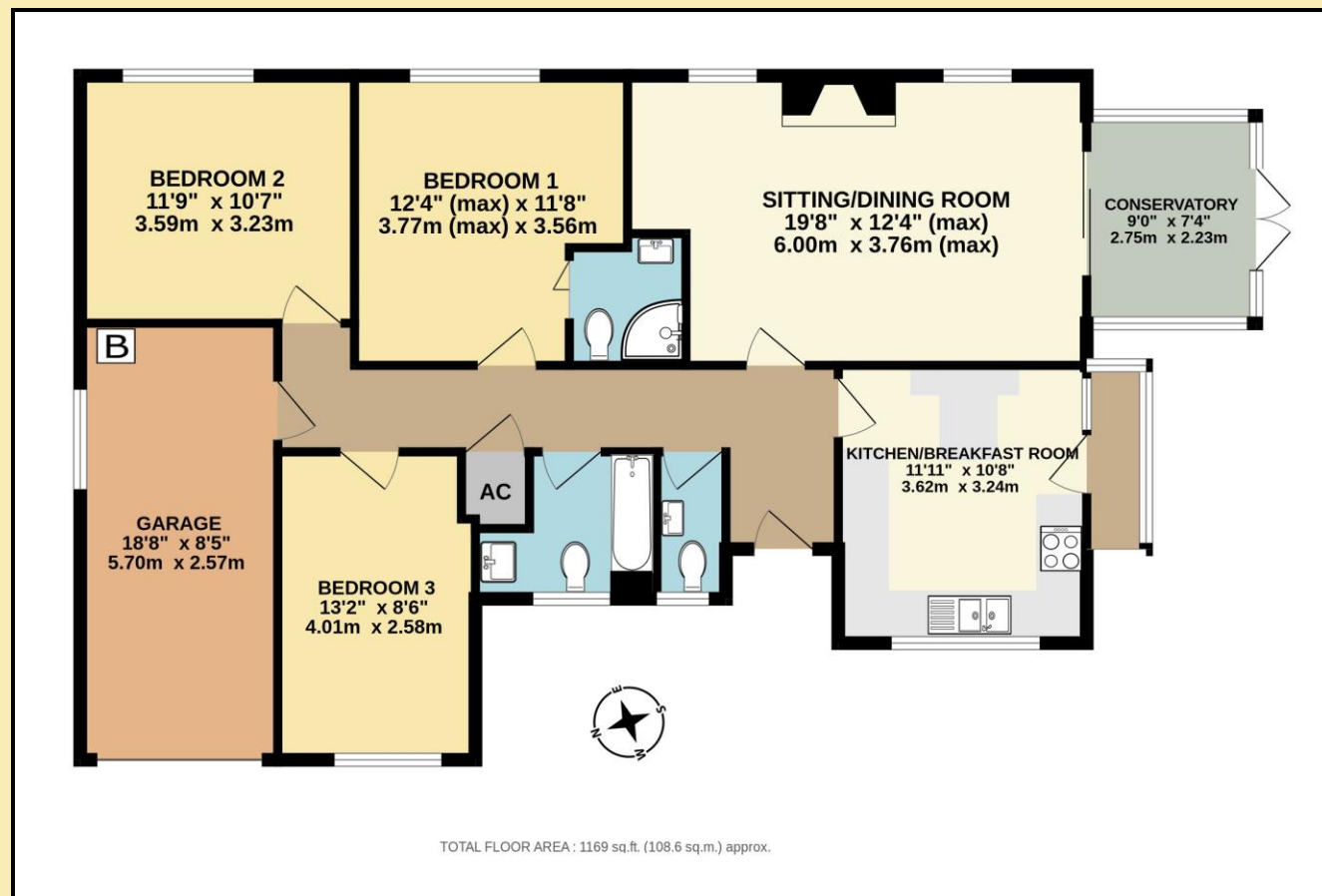




Tenure: Freehold

Council Tax: Band E

Energy Performance Rating: D (63)

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: £410,000

**Lower Coombes, Tatworth, Nr Chard,
Somerset TA20 2SX**

Independent Sales, Lettings and Property Management Agents
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Tarr Residential

**Babbling Brook,
Lower Coombses,
Tatworth, Nr Chard,
Somerset TA20 2SX**

Guide Price: £410,000

- **Attractive Detached Bungalow**
- **Popular Village Location**
- **Mature Gardens Backing onto a Pretty Brook**
- **3 Double Bedrooms, En Suite to Master**
- **Sitting/Dining Room with Log Burner**
- **Modern Fitted Kitchen/Breakfast Room**
- **Conservatory Over Looking the Garden**
- **Cloakroom & White Suite Bathroom**
- **Double Glazing & Gas Fired Heating**
- **Garage & Off Road Parking for Multiple Vehicles**



Located on the Lower Coombses lane of the ever popular village of Tatworth and enjoying superb gardens backing on to a pretty brook is this attractive, detached 3 double bedroom bungalow with garage and off road parking for multiple vehicles. The extremely well presented property comprises; entrance hall, cloakroom, re-fitted kitchen/breakfast room with access to the side storm porch and outside. Sitting/dining room with log burner, conservatory with access to the garden, en suite to the master bedroom and a separate white suite bathroom. Further benefits from double glazing and gas fired heating.



Approach

Accessed via a timber five bar gate opening to the off road parking area with space for multiple vehicles. A step rises to the part double glazed front door opening to:

Entrance Hall

With access to the part boarded roof space via a fitted loft ladder with light connected. Double panel radiator, wood effect flooring, recessed ceiling spotlights and coving. Built in cupboard housing the hot water cylinder tank and immersion heater. Internal door to the garage. Door to:

Cloakroom: 6' 4" x 2' 9" (1.93m x 0.85m)

Fitted with a white two piece suite comprising; low level WC and a vanity wash hand basin with mixer tap and tiled splash back over. Obscure double glazed window to the front aspect, coving and recessed ceiling spotlights.

Kitchen/Breakfast Room: 11' 11" x 10' 8" (3.62m x 3.24m)

Comprehensively fitted with a modern range of grey fronted, soft closing shaker style wall and base units, square edge worktops over and all complemented by tiled splash backs. Inset stainless steel double bowl and drainer with mixer tap over. built in electric oven with a Lamona halogen hob and concealed extractor over. Space and plumbing for a washing machine and space for an upright fridge/freezer. Breakfast bar feature with space for seating under and display cabinets over. Double glazed window to the front aspect, wood effect flooring, double panel radiator, coving and recessed ceiling spotlights. Double glazed window and part double glazed door opening to the side storm porch.

Sitting/Dining Room: 19' 8" x 12' 4" (6.00m x 3.76m) (max)

Two double glazed windows to the rear aspect, feature brick built fireplace with an inset log burner. Two double panel radiators, TV point, recessed ceiling spotlights and coving. Double glazed sliding patio doors opening to:

Conservatory: 9' 0" x 7' 4" (2.75m x 2.23m)

Constructed off low built walls with uPVC double glazed sealed units and glass roof over. Double glazed french doors opening to the garden. Fitted roof and window blinds, tiled flooring and a wall light point.

Bedroom 1: 12' 4" x 11' 8" (3.77m x 3.56m)

Double glazed window to the rear aspect, double panel radiator, recessed ceiling spotlights and coving. bi-folding door to:

En Suite: 5' 1" x 4' 11" (1.55m x 1.50m)

Fitted with a modern white suite comprising; corner cubicle with a curved glass screen and door, wall mounted electric Triton shower over. Vanity wash hand basin with mixer tap over. Low level WC. Tiled floor, part laminate panelled walls, chrome ladder style heated towel rail and an extractor.

Bedroom 2: 11' 9" x 10' 7" (3.59m x 3.23m)

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

Bedroom 3: 13' 2" x 8' 6" (4.01m x 2.58m)

Double glazed window to the front aspect, double panel radiator, TV aerial point and a coved ceiling.

Bathroom: 7' 5" x 6' 4" (2.27m x 1.92m)

Fitted with a modern white three piece suite comprising; panel bath with a glass screen, mixer tap and wall mounted Triton electric shower over. Vanity wash hand basin with mixer tap over and storage below. Low level WC. Part tiled walls, tiled flooring, chrome heated towel rail, coving, extractor and an obscure double glazed window to the front aspect.

Garage: 18' 8" x 8' 5" (5.70m x 2.57m)

An attached single garage with an up and over door to the front aspect heading the driveway. Window to the side aspect, wall mounted electric consumer unit, power and light connected. Wall mounted Potterton gas fired boiler. Internal access door to the main property.

Outside

The property is located on the edge of Lower Coombses and backs on to the pretty brook. Accessed via a timber five bar gate opening to the off road parking area with space available of multiple vehicles heading the garage. A step rises to the front door. A pedestrian gate to the side of the garage and a large opening to other gives access to:

The well tended main garden to the side enjoys a south facing aspect and is mainly laid to lawn with beds and borders planted with an established variety of mature shrubs, plants and flowers. Steps descend to the brook. A private patio with brick built bbq feature is at the rear and a path leads to the side of the garage. Space for a timber shed.