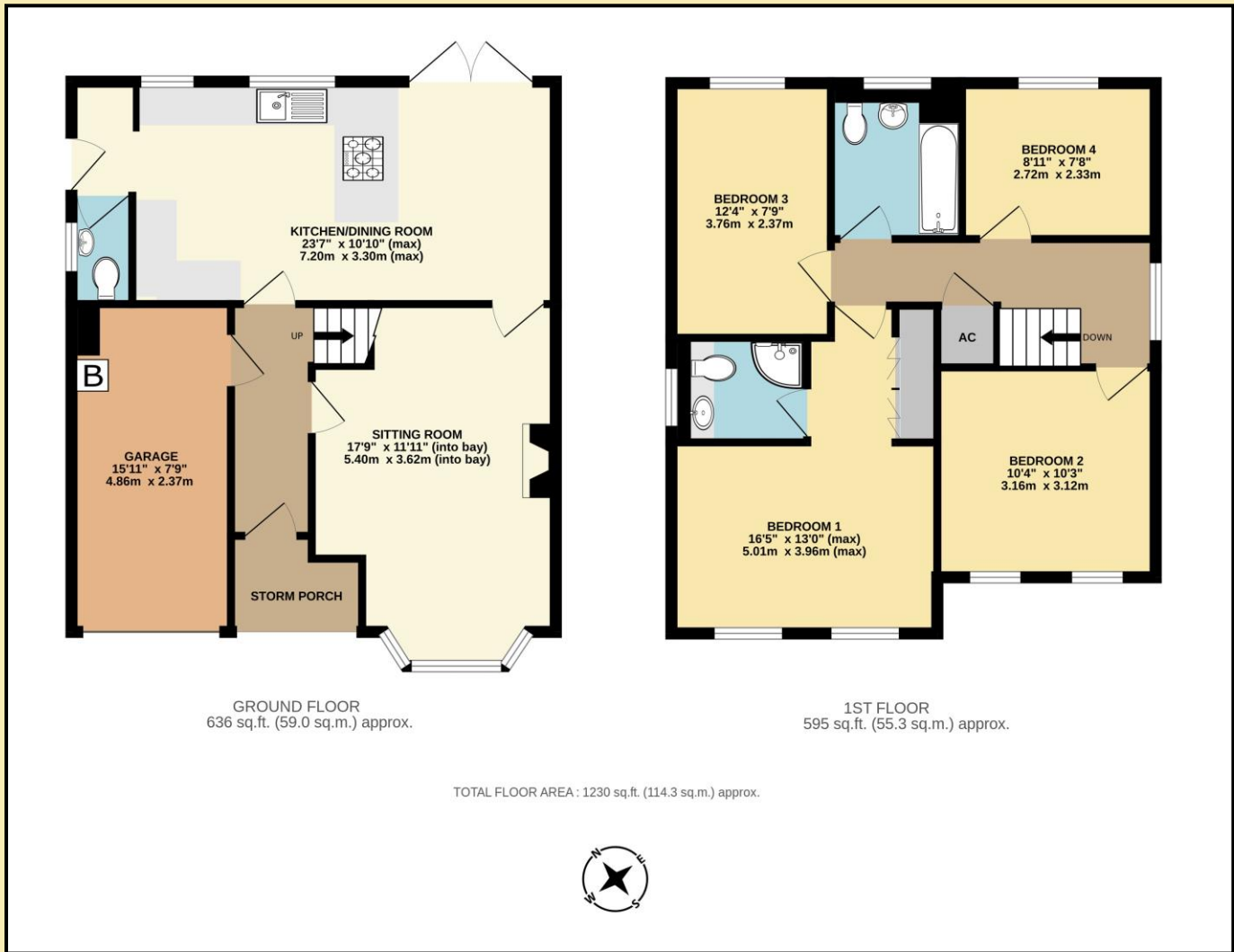




Tenure: Freehold

Council Tax: Band D

Energy Performance Rating: D (65)

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.

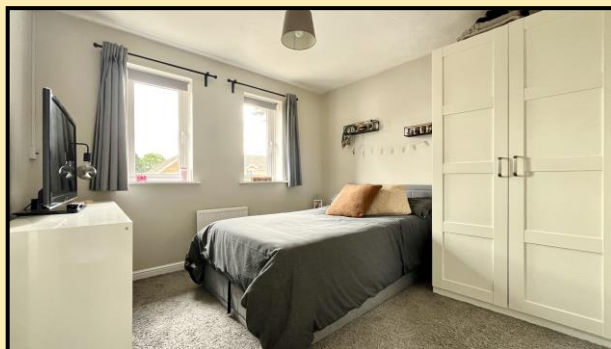
Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. 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

Redstart Road, Chard, Somerset TA20 1SD

49 Redstart Road,
Chard,
Somerset
TA20 1SD

Guide Price: £425,000



- **Extremely Well Presented Detached Property**
- **Highly Sought After Redstart Road**
- **4 Bedrooms with En-Suite to Master**
- **23ft Modern Fitted Kitchen/Dining Room**
- **Sitting Room with Bay Window & Log Burner**
- **Entrance Hall & Cloakroom**
- **Updated White Suite Family Bathroom**
- **Gas Fired Heating & Double Glazing**
- **Garage & Driveway**
- **Well Kept Front & Good Size Rear Gardens**

An extremely well presented inside and out, 4 bedroom detached property with a good size rear garden on the ever popular Redstart Road Cul-de-Sac. The property includes, entrance hall, large open plan kitchen and dining area, utility space, cloakroom, sitting room with bay window and log burner, first floor family bathroom and en-suite to the master bedroom. Further benefits from garage, long driveway, double glazing and gas fired heating

Approach

Approach via the driveway heading the garage to the storm porch and part double glazed front door. Wall mounted outside light over. Opening to:

Entrance Hall

With stairs rising to the first floor, tiled flooring, single panel radiator and an internal access door to the garage.

Sitting Room: 17' 9" x 11' 10" (5.40m x 3.62m) (into bay)

Double glazed bay window to the front aspect, feature fireplace with a wood mantle, brick hearth and log burner. Single panel radiator, TV and telephone points.

Kitchen/Dining Room: 23' 7" x 10' 10" (7.20m x 3.30m) (max)

Fitted with a modern range of cream fronted 'shaker' style wall and base units, wood block effect rolled edge worktops over and all complemented by tiled splash backs. Inset porcelain bowl and drainer with mixer tap over. Built-in Stoves double oven with a stainless steel five burner gas hob over. Space and plumbing for both a dishwasher and washing machine, space for an upright fridge/freezer. Two double glazed windows over looking the rear garden and double glazed french doors opening to the patio. Tiled flooring, single panel radiator, wall mounted digital heating control panel and a uPVC part glazed door opening to outside. Further door to:

Cloakroom: 5' 4" x 2' 11" (1.62m x 0.90m)

Fitted with a white two piece suite comprising; low level WC and a wall mounted wash hand basin with a mixer tap and tiled splash back over. Single panel radiator, tiled flooring and an obscure double glazed window to the side aspect.

First Floor Landing

Double glazed window to the side aspect, single panel radiator, access to the roof void and a built-in cupboard housing the hot water cylinder tank.

Bedroom 1: 16' 5" x 13' 0" (5.01m x 3.96m) (max)

Two double glazed windows to the front aspect, built-in wardrobe with mirror fronted bi-folding doors. Single panel radiator. Door to:

En-Suite: 6' 7" x 5' 0" (2.02m x 1.55m)

Fitted with a tiled corner cubicle, glass door and a wall mounted Mira electric shower over. Built-in bathroom storage units with an inset wash hand basin over and a low level WC. Part tiled and part laminate panelled walls, slate effect laminate flooring, chrome ladder style heated towel rail, shaver point and an obscure double glazed window to the side aspect.

Bedroom 2: 10' 4" x 10' 3" (3.16m x 3.12m)

Two double glazed windows to the front aspect, single panel radiator and a TV point.

Bedroom 3: 12' 5" x 7' 9" (3.79m x 2.37m)

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

Bedroom 4: 8' 11" x 7' 7" (2.72m x 2.33m)

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

Bathroom: 7' 0" x 6' 4" (2.13m x 1.94m)

Fitted with an updated white three piece suite comprising; panel bath with taps, glass screen and a wall mounted Mira electric shower over. Pedestal wash hand basin with mixer tap over. Low level WC. Obscure double glazed window to the rear aspect, part tiled walls, tiled flooring, chrome ladder style heated towel rail and a shaver point.

Garage: 15' 11" x 7' 9" (4.86m x 2.37m)

An integral garage with a roller door to the front aspect heading the driveway. Internal access door to the main property, wall mounted Glow Worm gas fired boiler and the electric consumer unit. Power and light connected.

Outside

The front of the property is well kept and benefits from off road parking for multiple vehicles heading the garage. A path leads to the front door and storm porch. The garden is laid to low maintenance wood bark chippings and a small lawn. A low brick built wall forms the front boundary and a timber gate to the side provides access to:

The rear garden enjoys a very high degree of privacy and is fully enclosed by timber fencing. A good sized paved patio can be accessed from the dining area doors and leads on to the main gently sloping lawn. A path leads to space for a shed at the the rear boundary and an additional seating space. Outside water tap.