



Tenure: Freehold

Council Tax: Band C

Energy Performance Rating: Band E (54)

Services: Mains Electric, Water and Drainage. Oil Fired Heating.

Viewing

Strictly by appointment only via sole selling agents Tarr Residential Chard on or at 35 Fore Street, Chard, Somerset TA20 1PT.

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Guide Price: £250,000

Oak End Way, Chard, Somerset TA20 1BJ

Independent Sales, Lettings and Property Management Agents

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Tarr Residential

**141 Oak End Way,
Chard,
Somerset
TA20 1BJ**

Guide Price: £250,000

- **NO ONWARD CHAIN**
- **Semi Detached Bungalow**
- **Quiet End of Cul-de-Sac Location**
- **2 Double Bedrooms**
- **Modern Fitted Kitchen**
- **18ft Sitting/Dining Room & Conservatory**
- **White Suite Shower Room**
- **Double Glazing & Oil Fired Heating**
- **Garage with Access from the Garden**
- **Front & Low Maintenance Rear Garden**

Situated at the end of the Oak End Way cul-de-sac on the ever popular Glynswood development is this extremely well presented 2 double bedroom semi detached bungalow with garage and an enclosed low maintenance rear garden. The property comprises; entrance porch, spacious entrance hall, 18ft sitting/dining room, modern fitted kitchen, conservatory with access to and over-looking the rear garden and a white suite shower room. Further benefits from double glazing and oil fired heating.



Entrance

The front of the property faces a wood area and the school playing fields beyond. Approached via a footpath to a uPVC double glazed front door opening to:

Entrance Porch: 6' 7" x 3' 4" (2.01m x 1.01m)

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

Inner Hall

A good size hall with a built-in cupboard housing the electric fusebox, further cupboard housing the hot water cylinder tank and immersion heater. Single panel radiator, wall mounted thermostat, telephone point, coving and access to the roof void.

Sitting Room: 18' 1" x 10' 11" (5.51m x 3.34m)

Double glazed window to the front aspect over-looking the garden and beyond. Double panel radiator, TV point and a coved ceiling. Door to:

Kitchen: 9' 7" x 8' 8" (2.92m x 2.63m)

Updated with a modern range of cream fronted high gloss wall and base units, rolled edge worktops over and all complemented by tiled splash-backs. Inset stainless steel bowl and drainer with mixer tap over. Built-in high level Whirlpool double oven with a separate ceramic hob and stainless steel chimney style extractor over. Space for an upright fridge/freezer, space and plumbing for both a dishwasher and washing machine. Cupboard housing the Grant oil fired boiler. Single panel radiator. Double glazed window and door opening to:

Conservatory: 8' 2" x 5' 10" (2.50m x 1.79m)

Constructed of uPVC double glazed sealed units and an insulated polycarbonate roof over. Double glazed door opening to the patio and garden. Light and power points.

Bedroom 1: 11' 2" x 10' 9" (3.40m x 3.27m)

Double glazed window to the rear aspect over looking the garden. Double panel radiator, two wall light points and a coved ceiling.

Bedroom 2: 12' 1" x 11' 5" (3.69m x 3.47m) (max)

Double glazed window to the front aspect over looking the garden and beyond. Built-in double wardrobe, single panel radiator, TV aerial point, wall light point and a coved ceiling.

Shower Room: 8' 7" x 5' 5" (2.61m x 1.65m)

Fitted with a white three piece suite comprising; corner cubicle with a glass door and wall mounted Bristan Smile electric shower over. Wash hand basin and pedestal with mixer tap over. Low level WC. Two obscure double glazed windows to the rear aspect, part tiled walls, single panel radiator, coving and an extractor.

Garage: 16' 11" x 7' 10" (5.15m x 2.40m)

A single garage within a block of two garages situated at the rear of the property and at the end of Elder Close. Electric roller door to the front aspect, rear access door from the garden and a window to the side. Power connected.

Outside

The property enjoys a quiet position and is located at the very end of the Oak End Way cul-de-sac and faces a wooded area and school fields beyond. A path leads to the entrance porch and is flanked on either side by lawn. A timber gate to the side aspect gives access to:

The rear garden is fully enclosed by timber fencing and low maintenance. A patio area is accessed from the conservatory door. The remainder of the garden is mainly laid to decorative gravel and slate chippings with beds and borders filled with an established variety of colourful evergreen shrubs. A path and steps through the garden lead to the rear access door to the garage, a further paved seating area and the rear timber access gate. Space for a timber shed. The oil storage tank is at the rear boundary. Outside water tap.