



Guide Price: £140,000

The Maltings, Chard, Somerset TA20 1PL

NO ONWARD CHAIN. A good size 2 bedroom ground floor retirement flat for the over 55's, all situated within the sought-after, well maintained grounds of The Maltings and within walking distance to the town centre. The property comprises; entrance lobby, first floor landing, 23ft sitting/dining room, fitted kitchen and a white suite shower room. Further benefits from double glazing, electric heating, outside store, residents lounge and laundry room. Visiting development manager, emergency care-line and guest suite with visitor parking.

EPC: D (58)



Entrance

Approach to a uPVC part double glazed front door opening to:

Sitting/Dining Room: 23' 0" x 10' 6" (7.00m x 3.21m)

Double glazed bay window over-looking the communal gardens, feature fireplace with an inset electric fire, two electric night storage heaters, TV point, textured and coved ceiling. Wall mounted cupboard housing the electric consumer unit. Door to:

Kitchen: 10' 6" x 5' 3" (3.21m x 1.59m)

Fitted with a modern range of light wood effect wall and base units, square edge worktops over and all complemented by tiled splash backs. Inset stainless steel bowl with mixer tap over. Space for a built-in oven with separate hob and a concealed extractor over. Space for an upright fridge and freezer. Double glazed window to the rear aspect, tiled floor and textured ceiling.

Inner Hall

With a wall mounted intercom system, smoke detector and access doors to:

Bedroom 1: 13' 3" x 11' 5" (4.03m x 3.48m) (max)

Two double glazed windows to the rear aspect, two built-in double wardrobes. Electric night storage heater, textured ceiling.

Bedroom 2: 10' 7" x 6' 8" (3.22m x 2.04m)

Double glazed window to the rear aspect, wall mounted electric heater and a textured ceiling.

Shower Room: 7' 3" x 6' 6" (2.21m x 1.99m)

Fitted with a white three piece suite comprising; quadrant cubicle with a glass screen, door and a wall mounted thermostatic shower over. Wash hand basin and pedestal with taps over. Low level WC. Obscure double glazed window to the

rear aspect, part tiled walls, heated towel rail, wall mounted Dimplex electric heater, extractor and textured ceiling. Built-in cupboard housing the hot water cylinder tank and immersion heater.

Outside

The property is located within extremely well maintained communal gardens and benefits from off road parking with visitor spaces. A shared useful outside store is located close to the property.

A small patio area is at the front aspect.

Agents Note

The residents of the complex have use of a communal laundry room, lounge, guest suite (charges payable), visiting development manager and emergency care-line system.

Service Charges

Service Charge currently approximately £182.00 per month. No Ground Rent.

Tenure: Leasehold with 125 years Lease from January 1988

Council Tax: Band B

Energy Performance Rating: Band D (58)

Services: Mains Electric, Water and Drainage.

Viewing

Strictly by appointment only via sole selling agent Tarr Residential on 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

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