



### Service Charge

Please note: There is a service charge of currently £161.93 per annum (reviewed annually) for the upkeep of all communal areas within the development.

**Tenure:** Freehold

**Council Tax:** Band E

**Energy Performance Rating:** TBA

### 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: £450,000**

**Toll House Way, Chard, Somerset TA20 1FH**

Independent Sales, Lettings and Property Management Agents  
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**Tarr Residential**



2 Toll House Way,  
Chard,  
Somerset  
TA20 1FH

Guide Price: £450,000

- Attractive Detached 'Ex-Show House' Property
- Quiet Location with Countryside Views
- 4 Bedrooms, En-Suite to Master Bedroom
- 25ft Kitchen/Dining/Family Room & Utility Room
- Sitting Room with Bay Window & Fireplace
- Utility Room, Entrance Hall & Cloakroom
- White Suite Family Bathroom
- Gas Fired Heating with 'Nest' System & Double Glazing
- Garage & Off Road Parking
- Private Enclosed Low Maintenance Garden

Situated on the very edge of the attractive Toll House Way development with excellent views towards parkland and countryside beyond from the front first floor is this beautifully presented 4 bedroom 'ex-show house' detached property with a superb 25ft kitchen/dining/family room with direct access to the rear garden. The property comprises; entrance hall, cloakroom, sitting room with bay window and fireplace, kitchen with granite worktops and built-in appliances, utility room, en-suite to the master bedroom and a white suite family bathroom. Further benefits from double glazing, gas fired heating with 'Nest' system, garage, off road parking for multiple vehicles and well kept low maintenance rear garden.



#### Approach

Approached via the driveway leading to the garage and storm porch. Composite part double glazed front door with wall mounted outside light over. Opening to:

#### Entrance Hall

A good size hall with stairs rising to the first floor. Double glazed window to the front aspect, single panel radiator and a smoke detector. Oak floor continuing through to the sitting room and a door to:

#### Cloakroom:

5' 9" x 4' 1" (1.75m x 1.24m)  
Fitted with a white two piece suite comprising; low level WC and a wall mounted wash hand basin with mixer tap and splash-back over. Obscure double glazed window to the front aspect, single panel radiator, tiled flooring and a wall mounted electric fuse-box.

#### Sitting Room:

17' 5" x 11' 11" (5.30m x 3.63m) (into bay)  
Double glazed bay window to the front aspect, feature fireplace with a marble hearth and an inset electric fire. Double panel radiator and multimedia points.

#### Kitchen/Dining/ Family Room:

25' 2" x 12' 2" (7.66m x 3.72m)  
A superb open plan room with two double glazed windows over-looking the garden and double glazed bi-folding doors opening to the patio. The kitchen area is fitted with a modern range of two tone wall and base units, solid granite worktops and all complemented by splash backs. Inset stainless steel one and a half bowl with mixer tap over. Built-in high level SMEG double oven with a separate Neff induction hob with extractor over. Integrated Bosch dishwasher. integrated fridge and freezer. Wall mounted extractor. The dining/family area benefits from two double panel radiators, TV and telephone points. Recessed ceiling spotlights and tiled flooring throughout. Built-in deep under-stairs storage cupboard. Door to:

#### Utility Room:

6' 4" x 5' 9" (1.93m x 1.75m)  
Fitted with matching units to the kitchen, solid granite worktops and upturns over. Inset stainless steel bowl with mixer tap over. Wall unit housing the gas fired boiler. Space and plumbing for both a washing machine and tumble dryer. Tiled flooring, single panel radiator and a part double glazed composite door opening to the driveway at the side aspect.

#### First Floor Landing

With access to the boarded roof space with shelving and LED lighting via a fitted loft ladder. Single panel radiator and a smoke detector.

#### Bedroom 1:

13' 5" x 11' 11" (4.10m x 3.62m)  
Double glazed window to the front aspect with excellent views across local parkland and countryside beyond. Built in triple wardrobe, single panel radiator, TV and telephone points. Door to:

#### En-Suite:

7' 3" x 4' 2" (2.20m x 1.27m)  
Fitted with a white three piece suite comprising; fully tiled 1200 x 750mm double cubicle with a glass door and wall mounted thermostatic shower over. Wall mounted wash hand basin with mixer tap and splash back over. Low level WC. Obscure double glazed window to the side aspect, tiled flooring, chrome ladder style heated towel rail, shaver point, extractor and recessed ceiling spotlights.

#### Bedroom 2:

12' 6" x 8' 10" (3.82m x 2.70m)  
Double glazed window to the front aspect with excellent views, single panel radiator, built in triple wardrobe and a TV point.

#### Bedroom 3:

11' 2" x 9' 9" (3.41m x 2.96m) (max)  
Double glazed window to the rear aspect and a single panel radiator.

#### Bedroom 4:

9' 1" x 7' 6" (2.76m x 2.28m)  
Double glazed window to the rear aspect and a single panel radiator.

#### Bathroom:

10' 11" x 5' 10" (3.32m x 1.79m) (max)  
Fitted with a modern white three piece suite comprising; panel bath with a mixer tap, wall mounted thermostat shower and a glass screen over. Wall mounted wash hand basin with mixer tap over. Low level WC. Obscure double glazed window to the side aspect, part tiled walls, tiled flooring, chrome ladder style heated towel rail, extractor and recessed ceiling spotlights. Built-in cupboard housing the hot water cylinder tank and immersion heater.

#### Garage:

18' 8" x 9' 7" (5.70m x 2.91m)  
A single garage within a block of only two garages. Pitched and tiled roof, up and over door to the front aspect heading the driveway. Side access door from the rear garden. Power and light connected.

#### Outside

The outside of the property is very well kept and benefits from off road parking for a number of vehicles heading the garage and front door. Wrought iron railings form the front boundary with a border extensively planted with established shrubs and plants. A timber pedestrian gate gives access to:

The private rear garden is fully enclosed by high brick built walls and is low maintenance. A paved patio seating area is accessed from the family room doors and leads on to the main garden with areas of artificial grass and decorative gravel chippings. Beds and borders are planted with an excellent variety of mature small trees, shrubs and plants. A further paved seating space is set to one corner. An area to the side of the property is currently used for storage and there is space for a timber shed or summerhouse to the rear of the garage. Outside water tap, lights and an external double power socket are all installed.