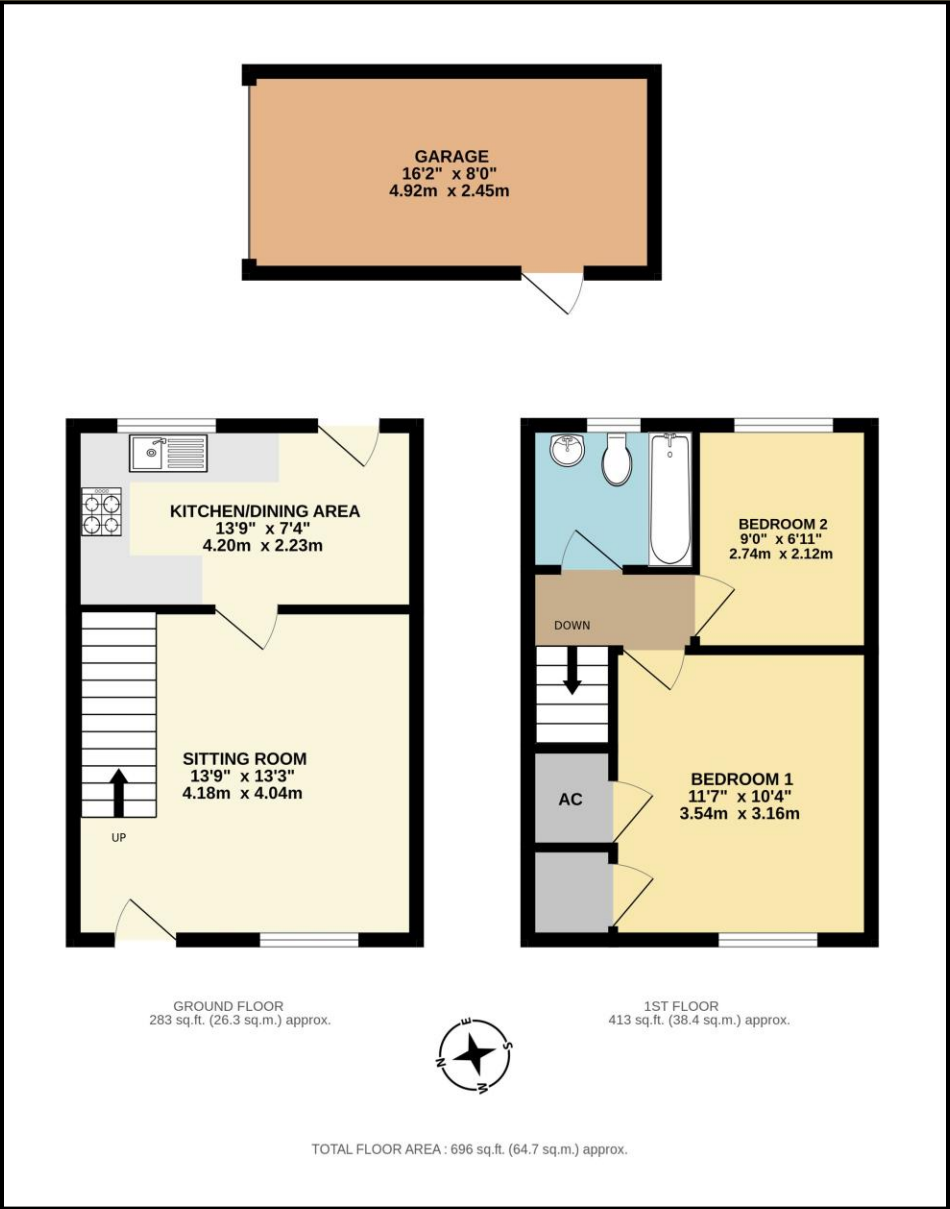




Tenure: Freehold

Council Tax: Band B

Energy Performance Rating: D (61)

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: £185,000

Crib Close, Chard, Somerset TA20 1EE

9 Crib Close,
Chard,
Somerset
TA20 1EE

Guide Price: £185,000

- Modern Terraced Property
- Cul-de-Sac Location
- 2 Bedrooms
- Fitted Kitchen/Dining Area
- Sitting Room
- First Floor 3 Piece Bathroom Suite
- Gas Fired Heating
- Double Glazing
- Garage & Off Road Parking
- Enclosed Rear Garden with Patio



A well presented 2 bedroom terraced property situated within the Crib Close cul-de-sac on the ever popular Glynswood development with the added benefit of a garage and off road parking. The property comprises; sitting room, fitted kitchen/dining area with access to the rear garden and a first floor 3 piece bathroom suite. Further benefits from gas fired heating, double glazing and an enclosed well kept rear garden with patio.
IDEAL INVESTMENT or FIRST TIME BUY.



Approach

Approached via a the off road parking space to the front aspect heading the uPVC part double glazed front door with storm canopy and light over. Opening to:

Sitting Room: 13' 9" x 13' 3" (4.18m x 4.04m)

Double glazed window to front aspect, wood effect laminate flooring, wall mounted gas fired heater, TV point, wall mounted electric consumer unit and stairs rising the first floor. Textured and coved ceiling, smoke detector. Door to:

Kitchen/Dining Area: 13' 9" x 7' 4" (4.20m x 2.23m)

Fitted with a range of light wood wall and base units, rolled edge worktops over and all complemented by tiled splash backs. Inset bowl and drainer with mixer tap over. Built in high level oven and grill. Separate stainless steel four burner gas hob and concealed extractor over. Space and plumbing for a washing and space for an upright fridge/freezer. Tiled flooring. Double glazed window to the rear aspect and a uPVC part double glazed door opening to the patio and garden.

First Floor Landing

With access to the roof void, textured and coved ceiling, doors to all first floor rooms.

Bedroom 1: 11' 7" x 10' 4" (3.54m x 3.16m)

Double glazed window to front aspect, wall mounted gas fired heater, Built-in wardrobe and a separate built over stairs cupboard housing the hot water cylinder tank and immersion heater. textured and coved ceiling.

Bedroom 2: 9' 0" x 6' 11" (2.74m x 2.12m)

Double glazed window to rear aspect, wall mounted gas fired heater, textured and coved ceiling.

Bathroom: 6' 6" x 5' 10" (1.99m x 1.77m)

Fitted with a white three piece suite comprising: panel bath with taps and a wall mounted Triton electric shower over. Low level WC. Pedestal wash hand basin. Obscure double glazed window to rear aspect, tiled walls, shaver point, textured and coved ceiling.

Garage: 16' 2" x 8' 0" (4.92m x 2.45m)

A single garage set within a block of only two garages to the rear of the property. Pitched and tiled roof (potential to provide additional storage within the eaves). Up and over to the front aspect and a side access door from the garden. Power and light connected.

Outside

The front of the property is low maintenance with an off road parking space.

The rear garden enjoys a good degree of privacy, benefits from a paved patio accessed from the kitchen door and leads onto the lawn with beds planted with a good variety of mature low plants and shrubs. All enclosed by timber fencing with a rear gate for access. Outside water tap and light.

