



Tenure: Freehold

Council Tax: Band C

Energy Performance Rating: C (77)

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.

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Guide Price: £250,000

Samuel Vickery Way, Chard, Somerset TA20 1ND

Independent Sales, Lettings and Property Management Agents
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Tarr Residential

**11 Samuel Vickery Way,
Chard,
Somerset
TA20 1ND**

Guide Price: £250,000

- **Modern Semi Detached Property**
- **Popular Cul-de-Sac Location**
- **3 Bedrooms, En-Suite to Master**
- **Sitting Room with Bay Window**
- **Fitted Kitchen/Dining Area**
- **Rear Lobby & Cloakroom**
- **First Floor White Suite Bathroom**
- **Gas Fired Heating & Double Glazing**
- **Garage & Off Road Parking**
- **Enclosed Level Rear Garden**

NO ONWARD CHAIN. A modern 3 bedroom semi detached property with garage and off road parking, all situated towards the end of a popular Samuel Vickery Way cul-de-Sac. The property comprises; entrance hall, sitting room with bay window, modern fitted kitchen/dining area, rear lobby, cloakroom, en-suite to the master bedroom and a white suite family bathroom. Further benefits from gas fired heating, double glazing and low maintenance garden backing on to parkland.



Entrance

Approached via the short paved path to a uPVC part double glazed front door with a storm canopy and outside light over. Opening to:

Entrance Hall

With stairs rising to the first floor, double glazed window to the side aspect, double panel radiator, wall mounted thermostat, smoke detector and a coved ceiling. Door to:

Sitting Room: 15' 9" x 12' 6" (4.79m x 3.81m) (max)

Double glazed bay window to the front aspect, wood effect laminate flooring, a double and a single panel radiator, TV and telephone points, built-in under-stairs storage cupboard and a coved ceiling.

Kitchen/Dining Area: 11' 11" x 9' 4" (3.63m x 2.85m)

Fitted with a modern range of soft closing cream fronted wall and base units, rolled edge worktops over and all complemented by tiled splash backs. Inset stainless steel one and a half bowl and drainer with mixer tap over. Built-in stainless steel oven with a four burner gas hob and concealed extractor over. Space and plumbing for a washing machine and a built-in fridge/freezer. Space and plumbing for a dishwasher. Wall unit housing the Worcester gas fired boiler. Tiled flooring, single panel radiator, coving and a double glazed window to the rear aspect. Opening to:

Lobby

With a part double glazed door to outside, tiled flooring, coving and a door to:

Cloakroom: 4' 9" x 3' 1" (1.46m x 0.95m)

Fitted with a modern white two piece suite comprising; low level WC and a wall mounted wash hand basin with taps over. Part tiled walls, tiled flooring, single panel radiator, obscure double glazed window to the side aspect and coving.

First Floor Landing

Double glazed window to the side aspect, built-in cupboard housing the hot water cylinder tank and immersion heater. Smoke detector and coving. Access to the boarded roof space with shelving for storage via a fitted loft ladder.

Bedroom 1: 11' 4" x 9' 3" (3.45m x 2.83m) (max)

Double glazed window to the rear aspect with views over parkland. Double panel radiator, TV and telephone points, coving. Door to:

En-Suite: 9' 4" x 5' 9" (2.84m x 1.76m) (max)

Fitted with a modern white three piece suite comprising; double cubicle with a thermostatic shower over and a glass door. Wash hand basin and pedestal with mixer tap over. Low level WC. Part tiled walls, tiled flooring, shaver point, single panel radiator, extractor, coving and an obscure double glazed window to the rear aspect.

Bedroom 2: 9' 5" x 7' 11" (2.86m x 2.41m)

Double glazed window to the front aspect, double panel radiator, TV and telephone points, coving.

Bedroom 3: 9' 11" x 6' 0" (3.01m x 1.83m) (max)

Double glazed window to the front aspect, single panel radiator, built-in over-stairs storage cupboard, TV and telephone points, coving.

Bathroom: 8' 3" x 6' 3" (2.52m x 1.91m) (max)

Fitted with a modern white three piece suite comprising; 'P' shaped panel bath with a mixer tap, thermostatic shower and glass screen over. Wash hand basin and pedestal with mixer tap and illuminated mirror over. Low level WC. Part tiled walls, tiled flooring, single panel radiator, shaver point, extractor and coving.

Garage: 19' 0" x 9' 5" (5.80m x 2.88m)

Situated within a block of only two garages located at the side of the property heading the off street parking spaces. Up and over door to the front aspect. Part glazed access door from the garden and a window to the side aspect. Power and light connected.

Outside

The property benefits from off road parking for up to three vehicles heading the garage. A short paved path leads to the front door. A timber gate to the side gives access to:

The low maintenance west-facing rear garden is fully enclosed by timber fencing and backs on to parkland. Mainly laid to decorative gravel chippings with a paved patio area and a raised timber decked seating space positioned to the rear boundary. Outside water tap, external power points and lights.