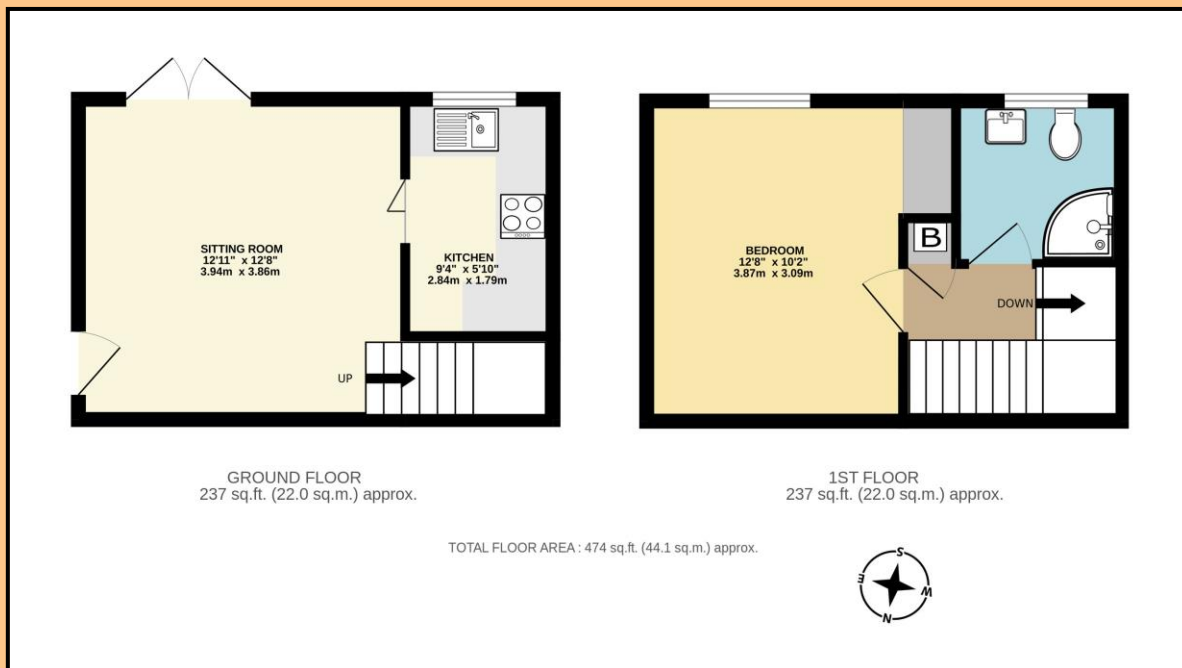




Guide Price: £140,000

Helmstedt Way, Chard, Somerset TA20 1DQ

NO ONWARD CHAIN. An ideal investment or first time buy is this 1 double bedroom 'back to back' terraced property with off road parking for 2 vehicles and an enclosed south facing rear garden, all situated in Helmstedt Way on the ever popular Glynswood development. The property comprises; sitting/dining room with access to the garden, modern fitted kitchen and a first floor white suite shower room. Further benefits from double glazing and gas fired heating via a combination boiler.



Entrance

Approach via the footpath leading to the two steps rising to the uPVC part double glazed front door to the side aspect with storm canopy over. Opening to:

Sitting/Dining Room: 12' 11" x 12' 8" (3.94m x 3.86m)

Double glazed french doors opening to the timber decked seating area and garden. Wood effect laminate flooring, TV and telephone points and a double panel radiator. Textured and coved ceiling. Stairs rising to the first floor and a bi-folding door to:

Kitchen: 9' 4" x 5' 10" (2.84m x 1.79m)

Fitted with a modern range wood fronted wall and base units, rolled edge worktops over and all complemented by splash backs. Inset stainless steel bowl and drainer with mixer tap over. Space for an electric cooker with a stainless steel splash back. Space and plumbing for a washing machine and space for an upright fridge/freezer. Double glazed window to the rear aspect.

First Floor Landing

With a built-in cupboard housing the Vaillant gas fired combination boiler. Textured ceiling and a smoke detector.

Bedroom: 12' 8" x 10' 2" (3.87m x 3.09m)

Double glazed window to the rear aspect, built-in double wardrobe, double panel radiator, access to the roof void and a textured ceiling.

Shower Room: 6' 6" x 6' 5" (1.99m x 1.95m)

Fitted with a three piece suite comprising; quadrant cubicle with a wall mounted thermostatic shower over. Pedestal wash hand basin with a mixer tap over. Low level WC. Obscure double glazed window to the rear aspect, part tiled walls, single panel radiator, shaver point and a textured ceiling.

Outside

The property benefits from 2 off road parking spaces to the front aspect. A path leads to the main entrance door to the side aspect with a small area laid to gravel chippings. A timber gate gives access to:

The level south facing rear garden is fully enclosed by timber fencing and mainly laid to gravel chippings. A timber decked seating space is accessed from the sitting room doors. Space for a storage shed.

Tenure: Freehold

Council Tax: Band A

Energy Performance Rating: C (70)

Services: Mains Gas, 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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Independent Estate and Letting Agents

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