



Tenure: Freehold

Council Tax: Band D (65)

Energy Performance Rating: Band D Services: Mains Electric, Gas, Water and Drainage

**Viewing**

Strictly by appointment only via sole selling agents Tarr Residential Chard 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: £230,000**  
**Robins Court, Chard, Somerset,**  
**TA20 2LY**

Independent Sales, Lettings and Property Management Agents

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**Tarr Residential**

**9 Robins Court,  
Chard,  
Somerset  
TA20 2LY**

**Guide Price: £230,000**

- NO ONWARD CHAIN
- Detached Bungalow
- Sought After Cul-de-Sac Location
- 2 Bedrooms
- Modern Fitted Kitchen
- 18ft Sitting Room
- White Suite Bathroom
- Double Glazing & Gas Fired Heating
- Garage & Off Street Parking
- Private West Facing Rear Garden



#### Entrance

Approached via a pathway from the front garden into an inner porch with double glazed window to the side aspect and telephone point. Doorway to:

**Sitting Room:** 18' 11" x 16' 2" (5.76m x 4.92m max)

Double glazed window to the front aspect, two radiators, TV point, feature electric fireplace with hearth and surround, built in storage cupboard, wall thermostat and coving.

**Kitchen:** 11' 9" x 7' 1" (3.58m x 2.17m)

Fitted with a range of wall and base units with roll edge worktops all complimented by splash back wall tiles, inset stainless steel one and a half bowl with drainer and mixer tap, built in electric oven, hob and extractor, wall mounted Potterton gas fired boiler, space and plumbing for washing machine, space for fridge, double glazed window to rear aspect and door leading to the rear garden.

#### Inner Hallway

Access to roof void, airing cupboard and further storage cupboard.

**Bedroom 1:** 11' 9" x 9' 11" (3.58m x 3.01m)

Double glazed window to the rear aspect, radiator, coving.

**Bedroom 2:** 11' 9" x 7' 5" (3.58m x 2.27m)  
Double glazed window, radiator and coving.

**Bathroom:** 7' 5" x 6' 4" (2.26m x 1.92m)  
Three piece suite comprising panel bath with thermostatic shower head, low level WC, vanity unit with inset wash hand basin, extractor, wall mounted heated 'ladder' style towel rail, double glazed window to side aspect, fully tiled walls and coving.

**Garage:** 18' 2" x 8' 10" (5.54m x 2.69m)  
Electric up and over door with remote control, power and light.

#### Outside

The front garden is mainly laid to lawn with a variety of attractive shrubs and flower beds, a driveway provides off street parking for one vehicle, side access gate to the side of the property and rear garden.

The west facing private rear garden offers a patio area and lawn all bordered by timber fencing.

**NO ONWARD CHAIN. A detached 2 bedroom bungalow with driveway, garage and a well presented west facing rear garden all situated on the ever popular cul-de-sac of Robins Court in Chard. Comprises; entrance porch, 18ft sitting room, kitchen, inner hallway and bathroom. Further benefits from double glazing and gas fired heating.**