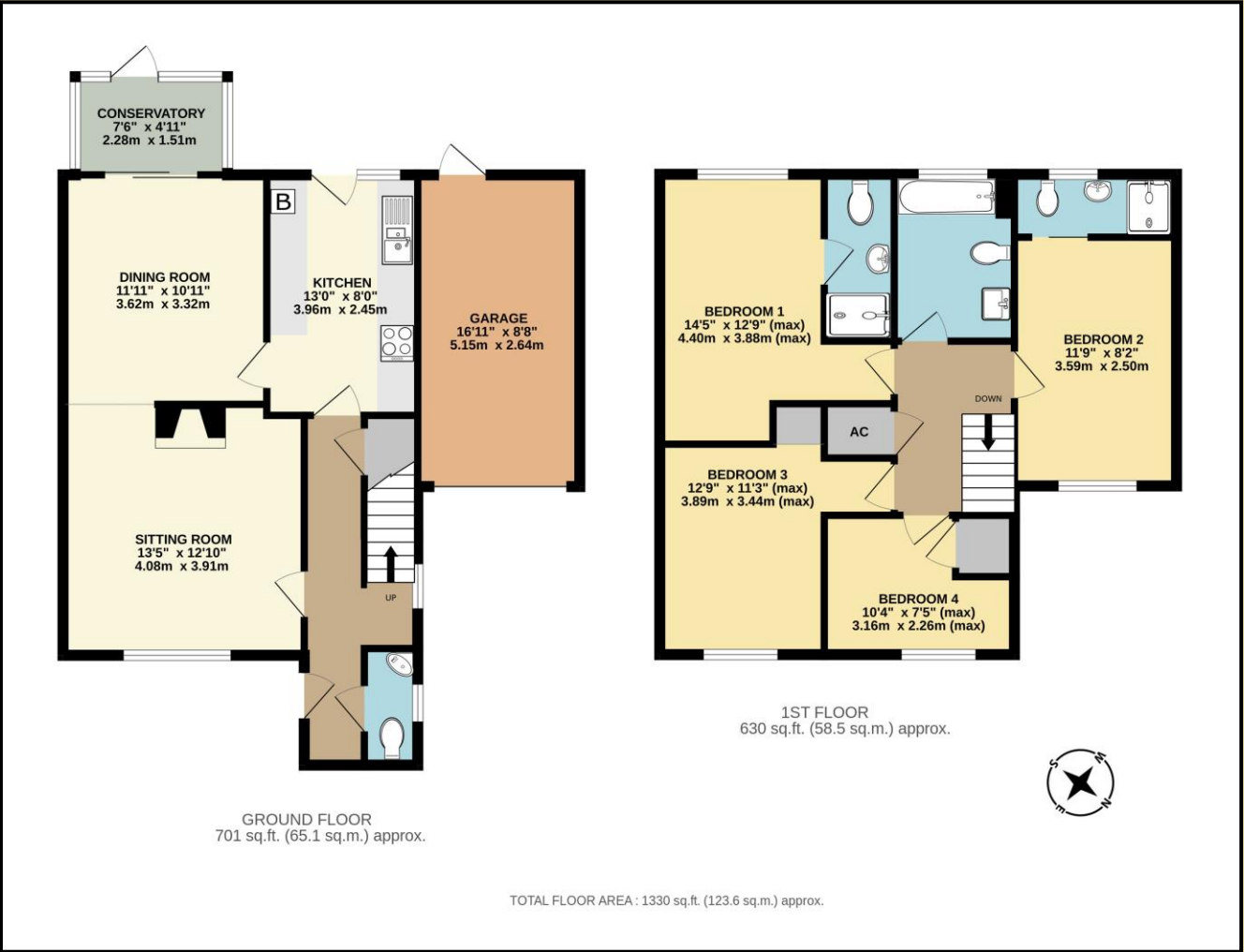




**Tenure:** Freehold

**Council Tax:** Band D

**Energy Performance Rating:** Band C (71)

**Services:** Mains Gas, Electric, Water and Drainage.

### Viewings

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: £375,000**

**Deane Way, South Chard, Nr Chard, Somerset**

**TA20 2TD**

Independent Sales, Lettings and Property Management Agents

Tarr Residential Ltd Company Number 07042284 trading as Tarr Residential. Registered at 35 Fore Street, Chard, Somerset TA20 1PT

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**Tarr Residential**

20 Deane Way,  
South Chard,  
Nr Chard, Somerset  
TA20 2TD

Guide Price: £375,000

- Attractive, Extended Link Detached Property
- Village & Quiet Cul-de-Sac Location
- 4 Bedrooms, 2 with En Suite Shower Rooms
- Sitting Room, Dining Room & Conservatory
- Modern Fitted Kitchen
- Entrance Hall & Cloakroom
- First Floor White Suite Bathroom
- Double Glazing & Gas Fired Heating
- Garage & Off Road Parking
- Front & Enclosed South West Facing Rear Garden

Set within a quiet cul-de-sac is this attractive, detached and extended 4 bedroom (2 en-suite shower rooms) property, all situated within the desirable village location of Deane Way, South Chard. The property comprises; entrance hall, cloakroom, sitting room with fireplace, separate dining room, conservatory with access to the garden, modern fitted kitchen and a first floor white suite bathroom. Further benefits gas fired heating, double glazing, garage, off road parking for upto 3 vehicles and an enclosed south-west facing rear garden with patio.



**Approach**

Approach via the driveway heading the garage and a paved path with steps rising to the storm porch with outside light over heading the uPVC part double glazed front door. Opening to:

**Entrance Hall**

With stairs rising to the first floor and a single panel radiator. Built-in under stairs storage cupboard with light connected. Double glazed window to the side aspect, smoke detector and coving. Door to:

**Cloakroom:** 6' 3" x 2' 11" (1.90m x 0.88m)

Fitted with a two piece suite comprising; low level WC and a wall mounted corner wash hand basin with taps and a tiled splash back over. Obscure double glazed window to the side aspect, single panel radiator and coving.

**Sitting Room:** 13' 5" x 12' 10" (4.08m x 3.91m)

Double glazed window to the front aspect, feature stone built fireplace with a wood mantle and space for an electric log burner style fire. Single radiator, TV point and a coved ceiling. Opening to:

**Dining Room:** 11' 11" x 10' 11" (3.62m x 3.32m)

With a double panel radiator, coved ceiling, glazed door to the kitchen and double glazed sliding patio doors opening to:

**Conservatory:** 7' 6" x 4' 11" (2.28m x 1.51m)

Constructed off low brick built walls with uPVC double glazed sealed units and a polycarbonate roof over. Double glazed door opening to the patio and rear garden, single panel radiator. Power point and a wall light point.

**Kitchen:** 13' 0" x 8' 0" (3.96m x 2.45m)

Fitted with a modern range of bi-tone high gloss soft closing wall and base units, square edge worktops over and all complemented by tiled splash backs. Inset ceramic one and a half bowl and drainer with mixer tap over. Built-in high level Zanussi double oven with an electric hob and a stainless steel chimney style extractor over. Space and plumbing for a washing machine and tumble dryer. Space for an upright fridge/freezer. Wall unit housing the Remeha gas fired boiler. Double glazed window to the rear aspect over looking the garden and a part double glazed door opening to outside and a coved ceiling.

**First Floor Landing**

With a smoke detector and a coved ceiling. Built in cupboard housing the hot water cylinder tank and immersion heater.

**Bedroom 1:** 14' 5" x 12' 9" (4.40m x 3.88m)

Double glazed window to the rear aspect over looking the garden, single panel radiator and coving. Door to:

**En Suite:** 8' 11" x 3' 8" (2.71m x 1.12m)

Fitted with a white three piece suite comprising; double cubicle with a glass door and a wall mounted Mira Sport electric shower over. Pedestal wash hand basin with a mixer tap over. Low level WC. Tiled floor, single panel radiator, coving and an extractor.

**Bedroom 2:** 11' 9" x 8' 2" (3.59m x 2.50m)

Double glazed window to the front aspect, single panel radiator, TV point and coving. Sliding door to:

**En-Suite:** 7' 9" x 3' 3" (2.35m x 0.98m)

Fitted with a modern white three piece suite comprising; cubicle with a glass door and wall mounted Mira Jump electric shower over. Pedestal wash hand basin with mixer tap over. Low level WC. Obscure double glazed window to the rear aspect, tiled walls, chrome ladder style heated towel rail and an extractor.

**Bedroom 3:** 12' 9" x 11' 3" (3.89m x 3.44m) (max)

Double glazed window to the front aspect with excellent views across to countryside. Single panel radiator, coving and an storage alcove with shelving.

**Bedroom 4:** 10' 4" x 7' 5" (3.16m x 2.26m) (max)

Double glazed window to the front aspect with views, single panel radiator, coving and a built in over stairs storage cupboard.

**Bathroom:** 8' 10" x 6' 3" (2.70m x 1.90m)

Fitted with an updated white three piece suite comprising; panel bath with a central mixer tap and shower attachment over. Pedestal wash hand basin with mixer tap over and a low level WC. Obscure double glazed window to the rear aspect, tiled walls, chrome ladder style heated towel rail, extractor and coving.

**Garage:** 16' 11" x 8' 8" (5.15m x 2.64m)

An attached single garage with an up and over door to the front aspect heading the driveway. uPVC part glazed access door from the rear garden. Wall mounted electric consumer unit, meter and gas meter. Power and light connected.

**Outside**

The front of the property benefits from off road parking for up to three vehicles with EV charging point heading the garage. A paved path and steps rise to the front door. The gently sloping front garden is mainly laid to lawn with a border planted with a good variety of low plants and shrubs. Stepping stone lead to a timber gate to the side aspect giving access to:

The south west facing rear garden enjoys a good degree of privacy and is fully enclosed by timber fencing. A paved patio can be accessed from the conservatory door and is retained by a low brick built wall. Steps rise to the main lawn and a further paved space is at the rear boundary providing an additional seating area and space for a timber shed. Access to the rear door to the garage. Outside water tap and light.