



Tenure: Freehold

Council Tax: Band B

Energy Performance Rating: Band E

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: £425,000
High Street, Chard, Somerset
TA20 1QT

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

T: 01460 68890

E: chard@tarresidential.co.uk

W: www.tarresidential.co.uk

Tarr Residential

Cranford, 63 High Street,
Chard,
Somerset
TA20 1QT

Guide Price: £425,000

- Stunning Substantial Period Property
- 4 Double Bedrooms & Dressing Room
- Superb 30ft Kitchen/Family Room
- Sitting Room & Dining Room
- 2nd Reception Room
- Utility Room, Cloakroom & Study
- Updated Bathroom & Shower Room
- Gas Fired Heating & Mainly Double Glazed
- Outside Store & Off Street Parking
- Large South-Facing Rear Garden

NO ONWARD CHAIN. A substantial and imposing period property, presented to the highest of standards with 4 good size bedrooms, generous living accommodation featuring a superb 30ft kitchen/breakfast/family room and all set within grounds of upto a 1/4 of an acre yet situated conveniently close to the Chard town centre. The property comprises; entrance lobby with original tiled flooring and stained glass windows, inner hall, sitting room with log-burner, 2nd reception room with bay window and log-burner, separate dining room, kitchen/breakfast/family room with bi-folding doors opening to the large patio area, utility room, cloakroom, large split level first floor landing, dressing room, white suite shower room, separate 3 piece white bathroom suite, spacious 2nd floor landing and study. Further benefits from gas fired heating, mainly double glazed, outside store and off street parking.



Approach
Approached via the brick paved off street parking area heading the composite door opening to the side passageway (giving access to the rear garden also). Solid timber door opening to:

Entrance Lobby: 10' 5" x 5' 2" (3.18m x 1.58m)
Original stained glass double opening doors and window to the front aspect, feature original tiled flooring, french doors opening to the sitting room and a further glazed door opening to:

Inner Hall
A spacious hallway with high ceiling, stairs rising to the first floor, double panel radiator, built-in under-stairs storage cupboard and coving. Further good size walk-in storage cupboard.

Sitting Room: 17' 8" x 15' 11" (5.38m x 4.86m)
Feature period single glazed french doors opening to the rear patio and original stained glass panels to each side. Glazed french doors opening into the entrance lobby. Original floorboards, fireplace with a brick surround and an inset wood-burner. Picture rail and ornate coving, two double panel radiators, two wall-light points, TV and telephone points.

Reception Room 2: 16' 9" x 15' 6" (5.10m x 4.73m) (into bay)
Double glazed sash bay window to the front aspect and a further double glazed sash window to the side. Solid wood parquet flooring. Feature fireplace with a wood mantle and an inset wood-burner. Double panel radiator and coving.

Dining Room: 12' 7" x 11' 5" (3.83m x 3.49m)
Two double glazed sash windows to the side aspect and over-looking the patio area. Built-in cupboard housing the under-floor heating controls and a further alcove housing the electric fuse-box. Double panel radiator.

Kitchen/Breakfast/Family Room: 30' 5" x 11' 5" (9.27m x 3.48m)
A stunning room with double glazed bi-folding doors opening the patio area. Fitted with a superb range of light grey 'shaker' style soft closing wall and base units with pull-out refuse/recycling unit, solid quartz worktops and upturns over. Feature built-in corner larder cupboard with sensor lights. Island with space for seating under and an inset stainless steel one and a half bowl with mixer tap over. Built-in appliances include; Siemens dishwasher, two fridges and freezers. Space for a large gas range style cooker with concealed AEG extractor over set within a chimney breast style feature. Wall mounted TV point, recessed LED ceiling spotlights, smoke detector and tiled flooring with under-floor heating continuing through to:

Utility Room: 14' 0" x 9' 9" (4.27m x 2.98m) (max)
Fitted with matching kitchen units to the kitchen with rolled edge worktops over. Inset stainless steel bowl and drainer with mixer tap over. Space and plumbing for a washing machine. Double glazed window and uPVC door opening to outside. LED motion sensor lights and under-floor heating. Door to:

Cloakroom: 4' 8" x 3' 7" (1.43m x 1.09m)
Fitted with a modern white two piece suite comprising; low level WC and vanity unit with wash hand basin over and storage cupboard below. Motion sensor LED spotlights and an obscure double glazed window to the side aspect.

First Floor Landing
A large split level landing with stairs rising to the loft rooms on the second floor (cupboard on the half landing housing the hot water cylinder tank). Double glazed stained glass style window to the side aspect and a further double glazed window to the rear side aspect. Single panel radiator, recessed ceiling LED spotlights and a smoke detector. Good size walk-in storage area with two further built-in cupboards (one housing the Vaillant gas fired boiler).

Bedroom 1: 16' 5" x 15' 10" (5.00m x 4.83m)
A dual aspect room with a large double glazed sash bay window to the front and two further double glazed sash windows to the side. Two double panel radiators and a TV point.

Bedroom 2: 17' 9" x 15' 1" (5.40m x 4.61m)
A dual aspect room with two double glazed sash windows to the front aspect and a further double glazed sash window to the rear over-looking the patio and garden beyond. Feature open chimney breast with a brick surround. Double panel radiator and a TV point.

Bedroom 3: 11' 7" x 10' 11" (3.54m x 3.34m)
Double glazed window to the rear aspect, double panel radiator and exposed beams.

Dressing Room: 10' 4" x 8' 10" (3.14m x 2.68m)
Fitted with two double wardrobes and a corner storage cupboard. Feature original period fireplace. Double glazed sash window to the rear aspect over-looking the patio. Radiator.

Bathroom: 11' 8" x 8' 7" (3.56m x 2.62m)
Updated with a superb modern three piece suite comprising; walk-in 1600 x 800mm cubicle with a glass screen and thermostatic shower and rainfall head over. Free-standing roll-top bath with a central wall mounted mixer tap over. Wash hand basin and pedestal with taps over. Wood plank effect tiled flooring with electric under-floor heating, wall tiling to splash prone areas, chrome ladder style heated towel rail, extractor, recessed LED ceiling spotlights and an obscure double glazed sash window to the side aspect.

Shower Room
Fitted with a white three piece suite comprising; tiled square cubicle with a glass door, thermostatic shower and rainfall head over. Vanity unit with an inset wash hand basin over and storage cupboard below. Low level WC. Tiled flooring with electric under-floor heating, extractor, LED spotlights and an obscure double glazed window to the side aspect.

2nd Floor Landing/Bedroom 4 & Study
A large loft space currently split into three separate rooms with potential for many uses. Two double glazed sash windows to the front aspect. Access to eaves storage with skylight. Feature period fireplace, three double panel radiators, smoke detector and exposed beams.

Outside Store: 15' 2" x 5' 4" (4.62m x 1.62m)
Attached to the rear of the cloakroom with an access door from the garden.

Outside
The property is conveniently located close to the town centre and benefits from a brick paved off street parking space to the front aspect and leads to the main entrance doors. A composite door opens to the side passageway giving further access to the rear garden and main property.

The south-facing long rear garden (approx. 1/4 acre) enjoys a high degree of privacy and benefits from a large paved patio accessed from kitchen bi-folding doors and sitting room doors. Steps lead down to the main lawn and further garden beyond. Borders are planted with mature trees and shrubs. Outside lights and water tap.