



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: £190,000
Furnham Road, Chard, Somerset
TA20 1AP

Independent Sales, Lettings and Property Management Agents

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Tarr Residential

56 Furnham Road,
Chard,
Somerset
TA20 1AP

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- NO ONWARD CHAIN
- Period End Terrace Property
- 2 Double Bedrooms
- Sitting Room & Dining Room
- Fitted Kitchen
- 4 Piece Bathroom Suite
- Gas Fired Heating & Double Glazing
- Garage/Workshop & Off Street Parking
- Enclosed Good Size Level Garden
- Further Development Potential

An end of terrace period property with 2 double bedrooms, garage/workshop, further separate 25ft garage/workshop and off street parking for a number of vehicles. All situated on Furnham Road. The property has potential for further development (subject to the necessary planning permissions) and comprises; entrance porch, inner hall, sitting room with bay window, separate dining room, fitted kitchen and a first floor white 4 piece bathroom suite. Further benefits from double glazing, gas fired heating and an enclosed level rear garden.



Entrance

Approached via a wrought iron pedestrian gate giving access to the path leading to the uPVC part double glazed front door. Opening to:

Entrance Porch: 3' 3" x 3' 3" (1.00m x 0.98m)

With a wall mounted electric fuse-box and meters. Laminate flooring and a further glazed door to:

Inner Hall

With stairs rising to the first floor and a double panel radiator. Internal access door to the attached garage/workshop.

Dining Room: 12' 0" x 11' 4" (3.66m x 3.46m)

Double glazed window to the rear aspect, single panel radiator, TV point, built-in cupboard with display cabinet over and coving. Opening to:

Sitting Room: 12' 6" x 11' 9" (3.82m x 3.57m) (into bay)

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

Kitchen: 13' 1" x 7' 7" (3.98m x 2.32m)

Fitted with a range of wood fronted wall and base units with rolled edge worktops over, inset stainless steel double bowl with mixer tap over. Built-in level Hotpoint double oven with a separate four burner gas hob and extractor over. Space and plumbing for a washing machine, tumble dryer and space for an upright fridge/freezer. Wall mounted Baxi gas fired boiler, double panel radiator. Built-in under-stairs storage area. Double glazed windows to the side and rear aspects and a uPVC part glazed door opening to outside.

First Floor Landing

A split level landing with a double glazed window to the side aspect, access to the roof void, wall mounted heating control panel and a smoke detector.

Bedroom 1: 15' 5" x 11' 0" (4.71m x 3.36m)

Two double glazed windows to the front aspect, double panel radiator and a telephone point.

Bedroom 2: 12' 0" x 9' 5" (3.67m x 2.88m)

Double glazed window to the rear aspect, single panel radiator and coving.

Bathroom: 10' 11" x 7' 10" (3.32m x 2.40m)

Fitted with a white four piece suite comprising; walk-in cubicle with a wall mounted Triton electric shower over. Panel bath with taps over, wall mounted wash hand basin with taps over and a low level WC. Wall tiling to splash prone areas, single panel radiator, extractor, wall mounted Dimplex electric heater, wall-light/shaver point and an obscure double glazed window to the rear aspect.

Attached Garage/Workshop: 23' 9" x 12' 9" (7.25m x 3.89m)

An attached larger than average single garage/workshop with an up and over door to the front aspect. Previously used as an art studio with double glazed windows to the side and rear and a part double glazed door opening to the rear garden. Separate cubicle with a low level WC with inset wash hand basin over. Power and light connected.

Detached Garage/Workshop: 25' 7" x 7' 9" (7.81m x 2.35m)

A detached single garage with timber double opening doors to the front aspect heading the hard-standing off street parking area at the rear of the property.

Outside

The property benefits from off street parking heading the main attached garage/workshop at the front aspect. The front door is accessed via a wrought iron pedestrian gate and path. The garden is paved and low maintenance with raised beds and all enclosed by low brick built walls.

Double opening gates to the side of the attached garage gives access to: The level rear garden is of a good size and benefits from a hard-standing area providing additional off street parking heading the detached garage/workshop positioned to one corner. The garden is mainly laid to lawn with a selection of beds and borders filled with mature shrubs and plants. Outside water tap and light.