

## Wellings Close, South Chard, Chard

£230,000



Located in the popular village of Tatworth in a quiet cul de sac of similar properties, we are pleased to offer an exciting opportunity to finish the refurbishment of a bungalow to your own specification. Works already recently completed include partial re-roofing, replastering of some rooms, clearance of garden and new latest regulation consumer unit is fitted. The property comprises: Entrance hall, lounge/diner, kitchen, 2 bedrooms, bathroom, generous gardens and parking.

South Chard and Tatworth offer a wide range of local amenities including primary school, shop, pub and social club. Chard is some 2½ miles distant catering for most everyday needs, with major supermarkets, smaller retailers, medical services etc. and the County Town of Taunton is a further 14 miles to the North..

- Sought after village location
  - Quiet cul de sac
- In need of cosmetic finishing
  - No onward Chain
  - Off road parking
    - Single garage
- Spacious lounge/diner
  - 2 bedrooms
- Gardens front and rear

**Entrance Porch**

UPVC windows to front and side, electric meter cupboard.

**Hallway**

Spacious entrance hall with doors off leading to:

**Lounge/Diner**

20'4" x 12'8"

Dual aspect room with windows to front and rear. Fireplace with wood burner, oak laminate flooring.

**Kitchen**

9'3" x 7'0"

Range of base units , fitted ceramic hob and single oven, part glazed upvc door to rear garden.

**Bedroom 1**

9'10" x 9'2"

Built in wardrobes , window to front.

**Bedroom 2**

11'11" x 8'10"

Window to rear.

**Bathroom**

6'6" x 6'3"

Fully tiled walls, bath with electric shower over, pedestal basin, low level WC, heated towel rail.

**Outside**

To the front there is a good sized garden area, which is partly paved, driveway providing off road parking and providing access to a single garage.

To the rear there is a large garden which is terraced providing the potential for a mix of seating areas, flower beds and a vegetable garden. There is a shed to the rear of the garage.

