



15 CARAWAY CLOSE

Chard, TA20 1HP

Price Guide £280,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A well presented three bedroom semi-detached home situated within a short walk of amenities, a local park and a primary school. The accommodation in brief comprises entrance hall, cloakroom, sitting room, kitchen/dining room, three bedrooms and a bathroom. Outside the rear garden is enclosed, driveway parking and a garage. The property is being offered with no onward chain.

Situation

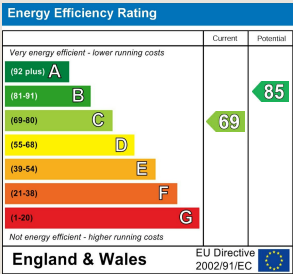
The market town of Chard is located in South Somerset between the Devon and Dorset borders. The town centre offers a good range of shopping, sport and leisure facilities. There are a selection of primary schools, a secondary school, doctors surgeries, dental surgeries and a hospital. There are various rail and bus links to London from Axminster, Crewkerne and Taunton.

The local area

The town is ideally situated within easy reach of the county town of Taunton (14.2 miles) Crewkerne (8 miles - mainline rail London Waterloo) and the Jurassic Coastline of Lyme Regis (11.8 miles.)

Local Authority

South Somerset Council Tax Band: C
Tenure: Freehold
EPC Rating: C



PROPERTY DESCRIPTION

Entrance Hall

Stairs rising to the first floor and a radiator.

Cloakroom

With a window to the front aspect. Suite comprising low level WC, wash hand basin with tiled splashbacks and a heated towel rail.

Sitting Room

15'11 × 13 max (4.60m × 3.96m max)

With a window to the front aspect, fireplace and two radiators.

Kitchen/Dining Room

16'3 × 9 (4.95m × 2.74m)

With windows and door to the rear aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drain, space for cooker, washing machine, dishwasher and fridge/freezer. Wall mounted gas central heated boiler, under stairs storage cupboard, radiator and tiling to all splash prone areas.

Landing

With a window to the side aspect and access to the loft.

Bedroom One

14'8 × 9'9 (4.47m × 2.97m)

With a window to the front aspect and a radiator.

Bedroom Two

9'11 × 9'11 (3.02m × 3.02m)

With a window to the rear aspect and a radiator.

Bedroom Three

10'10 × 7'3 (3.30m × 2.21m)

With a window to the front aspect, radiator and an over stairs storage cupboard housing the hot water cylinder.

Bathroom

With a window to the rear aspect. Suite comprising bath with shower over, low level WC, wash hand basin, heated towel rail, extractor fan and tiling to all splash prone areas.

Outside

To the front the garden is laid to lawn, flower borders and side access to the rear garden. To the rear the garden is laid to lawn, fully enclosed, shed, outside light, tap and patio abutting the rear of the property.

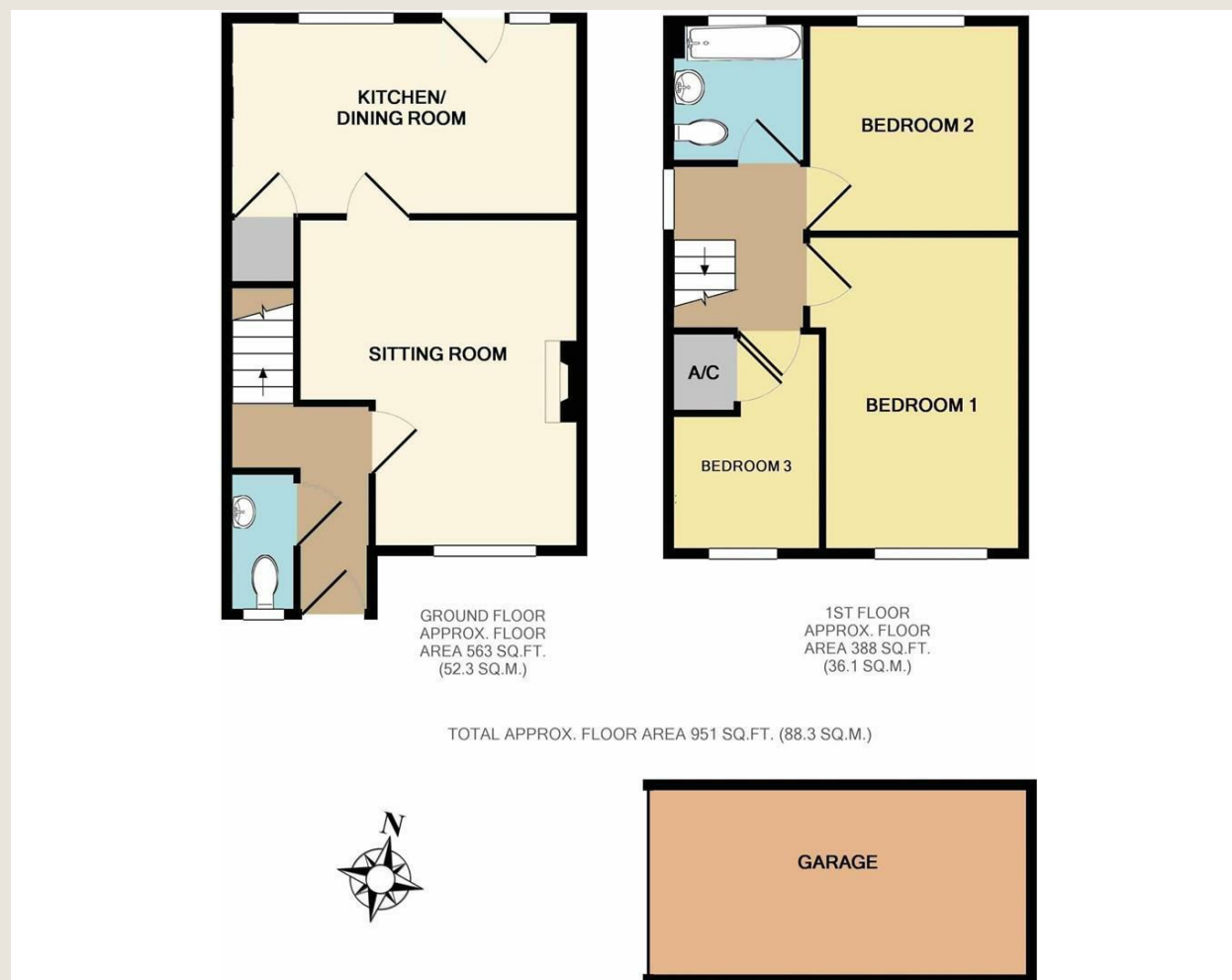
Garage

17'4 × 8'10 (5.28m × 2.69m)

Pitched roof providing additional storage space, up and over door, light and power connected and driveway parking in front.

Agents Note

Council Tax Band - C. Mains water, drainage, gas and electricity. The gas central heating boiler was installed in September 2013 and last serviced in July 2024. The electrics were last checked in September 2023. The property is being sold with no onward chain.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01460 74200

crewkerne@mayfairproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

