



105 KING CUTHRED CLOSE

Chard, TA20 2JD

Price Guide £230,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A well presented two bedroom semi-detached bungalow situated in a popular cul-de-sac location. The property benefits from gas central heating, driveway parking and a garage. In brief the accommodation comprises entrance hall, sitting room, kitchen, two bedrooms and a shower room. The rear garden is laid to patio for ease of maintenance. No onward chain.

Situation

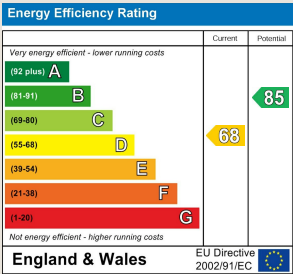
The market town of Chard is located in South Somerset between the Devon and Dorset borders. The town centre offers a good range of shopping, sport and leisure facilities. There are a selection of primary schools, a secondary school, doctors surgeries, dental surgeries and a hospital. There are various 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: D



PROPERTY DESCRIPTION

Entrance Hall

Doors to all rooms, radiator and access to boarded loft with pull down ladder.

Sitting Room

13'6" × 11'1" (4.14 × 3.40)

With dual aspects windows to the front and side, gas fire and a radiator.

Kitchen

11'8" × 8'8" (3.58 × 2.66)

With dual aspect windows to the rear and side aspect and a door to the garden. Fitted kitchen comprising wall and base units, drawers and work surfaces over. One and a half bowl sink unit with mixer taps, integrated oven and hob, space and plumbing for washing machine and tiling to all splash prone areas. Radiator and a wall mounted Worcester boiler.

Bedroom One

12'3" × 9'7" (3.74 × 2.94)

With a window to the front aspect, built in wardrobes and a radiator.

Bedroom Two

11'9" × 7'7" (3.60 × 2.33)

With a window to the rear aspect, built in wardrobes and a radiator.

Shower Room

6'2" × 5'10" (1.89 × 1.80)

With a window to the rear aspect. Suite comprising shower cubicle, wash hand basin, low level WC, bidet, radiator and tiling to all splash prone areas.

Outside

Driveway for several cars and low maintenance front garden, additional gated parking to the side of the property, in front of the garage. The rear garden is enclosed and low maintenance patio, summer house and outside tap.

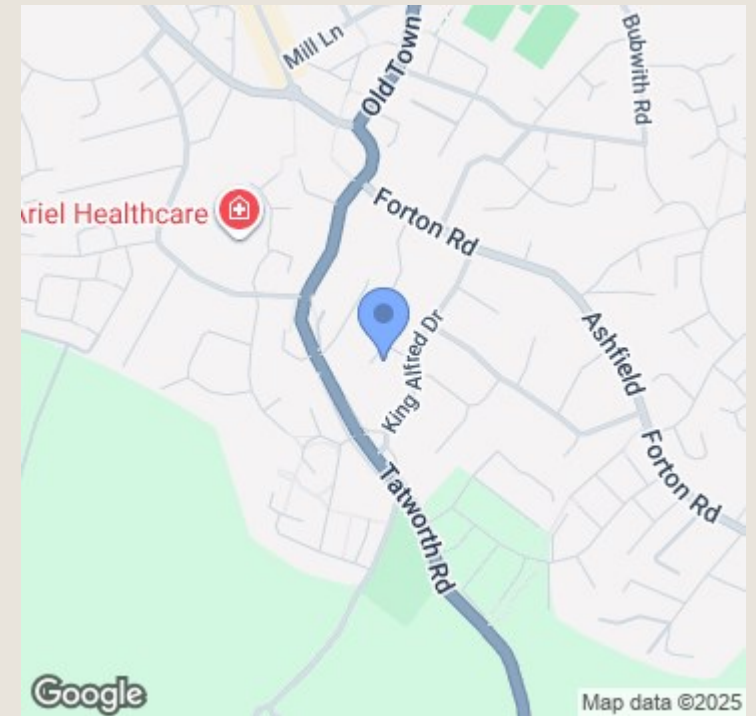
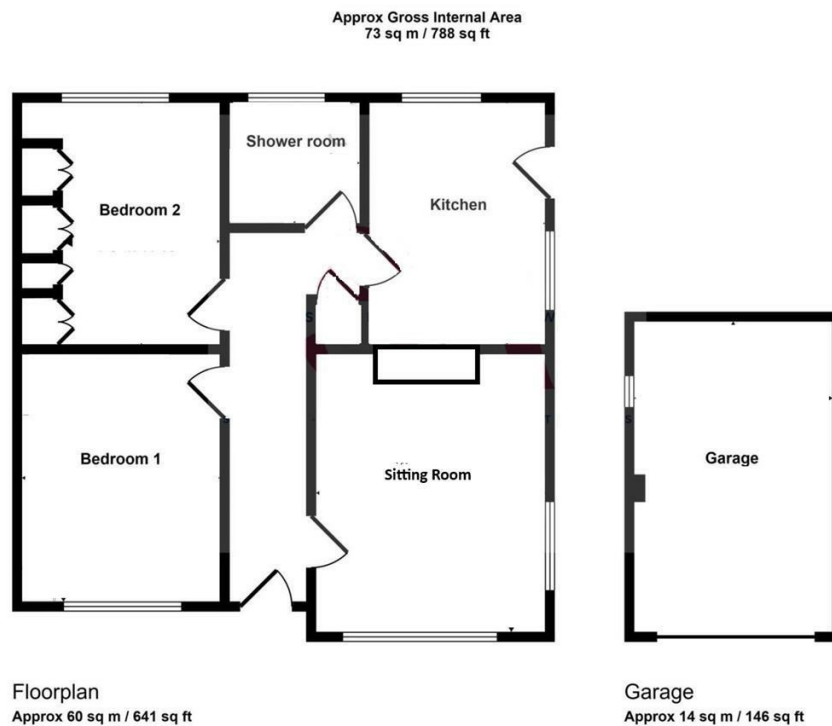
Garage

15'1" × 9'7" (4.62 × 2.94)

Single garage with up and over door, power and light.

Agents Note

Council Tax Band - C. Mains gas, electricity, drainage and water. 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)

