



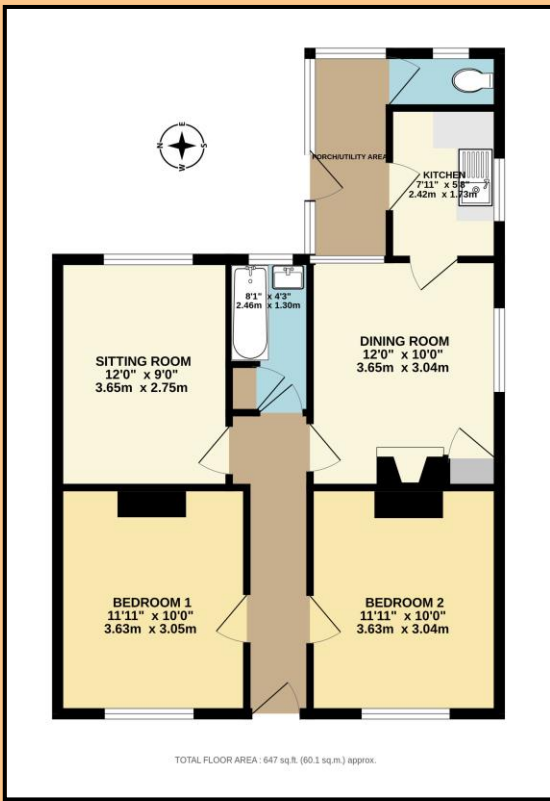
Guide Price: £200,000

Touchstone Lane, Chard, Somerset TA20 1RB

NO ONWARD CHAIN. Offering lots of potential for improvement is this charming, detached 2 double bedroom bungalow with the added benefit of an approximate 150ft rear garden, garage and off road parking. All situated on the highly desirable Touchstone Lane with easy access to the town centre amenities. Now in need of refurbishment the property comprises; entrance hall, sitting room, separate dining room with open fire, fitted kitchen, rear porch/utility area, white suite bathroom and a separate WC. Further benefits from double glazing and electric heating.

Tarr Residential

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Approach

Pedestrian access from Touchstone Lane via a wrought iron gate heading the steps descending to the path leading to the uPVC part double glazed front door with storm canopy over and opening to:

Entrance Hall

With access to the roof void, wall mounted electric fusebox and a picture rail.

Sitting Room: 12' 0" x 8' 11" (3.65m x 2.72m)

Double glazed window to the rear aspect and an electric night storage heater. Picture rail.

Dining Room: 12' 0" x 10' 0" (3.65m x 3.04m)

Double glazed window to the side aspect and a further double glazed window into the rear porch/utility area. Open fireplace with a tiled surround and hearth and a built in storage cupboard to the side. Picture rail.

Kitchen: 7' 11" x 5' 8" (2.42m x 1.73m)

Fitted with a modern range of light wood effect wall and base units, rolled edge worktops and all complemented by tiled walls. Inset stainless steel bowl and drainer with taps over. Space for an electric cooker with extractor over. Space for an upright fridge/freezer. Double glazed window to the side aspect and a part double glazed door opening to:

Rear Porch/Utility Area: 10' 10" x 3' 8" (3.30m x 1.13m)

Constructed on low built walls with uPVC double glazed sealed units and a polycarbonate roof over. Space and plumbing for a washing machine. uPVC part double glazed door opening to outside. Further door to:

WC: 5' 9" x 3' 0" (1.76m x 0.91m)

Fitted with a white low level WC. Obscure double glazed window to the rear aspect.

Bedroom 1: 11' 11" x 10' 0" (3.63m x 3.05m)

Double glazed window to the front aspect, electric night storage heater and a picture rail.

Bedroom 2: 11' 11" x 10' 0" (3.63m x 3.04m)

Double glazed window to the front aspect, electric night storage heater and a picture rail.

Bathroom: 8' 0" x 4' 3" (2.45m x 1.30m) (max)

Fitted with a white two piece suite comprising; panel bath with taps over. Pedestal wash hand basin with taps over. Built in storage cupboard. Obscure double glazed window to the rear aspect and tiled walls.

Garage

A detached garage located at the rear boundary.

Outside

The property is set back from Touchstone Lane and enjoys good size mature gardens. The front of the property is approached via a pedestrian wrought iron gate heading the steps down to the footpath leading to the main entrance door. A footpath to the side of the property gives access to:

The gently sloping rear garden extends to approximately 150ft and is enclosed on either side by timber fencing. A path runs to the side of the garden to the rear boundary, garage and off road parking.

Tenure: Freehold

Council Tax: Band C

Energy Performance Rating: F (23)

Services: Mains Electric, Water and Drainage.

Viewing

Strictly by appointment only via sole selling agent Tarr Residential on or at 35 Fore Street, Chard, Somerset TA20 1PT.

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