



79 HONEYCOMB VALE

Chard, TA20 1GS

Price Guide £250,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A beautifully presented three bedroom semi-detached home situated on the edge of Chard. The accommodation in brief comprises entrance hall, cloakroom, sitting room and a kitchen/dining room. Upstairs, three bedrooms, ensuite to the master and a family bathroom. To the rear the garden is enclosed, low maintenance and a gate gives access to a tandem driveway parking for two cars.

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, west country butchers, the village bakery, Tesco, Lidl, Sainsburys, Boots, Superdrug, Argos, B&Q as well as excellent sport and leisure facilities, the leisure centre was built in 2021 and offers swimming pools, gym and soft play. There is a selection of nurseries, 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

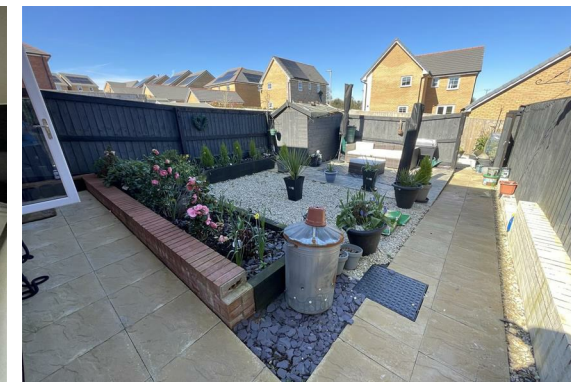
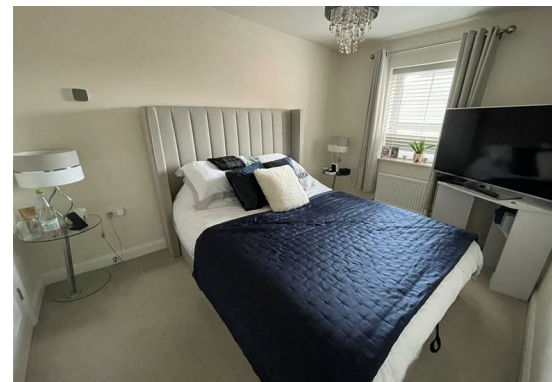
The Town is ideally situated within easy reach of the county town of Taunton (14.2 miles) Crewkerne (8 miles - mainline rail London Waterloo) and the Jurassic Coastline of Lyme Regis (11.8 miles.)

Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: B



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	96
(81-91) B	84
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Entrance Hall

Radiator and door into:

Cloakroom

Suite comprising low level WC, wash hand basin with tiled splash backs, radiator and an extractor fan.

Sitting Room

16'0" × 11'11" (4.89 × 3.65)

With a window to the front aspect, radiator and stairs rising to the first floor.

Kitchen/Dining Room

15'1" × 10'7" (4.60 × 3.24)

With a window to the rear aspect and french doors opening out into garden. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drainage, dishwasher, fridge/freezer, electric oven, gas hob and an extractor fan over. Space for washing machine. Wall mounted gas central heating boiler, radiator and an under stairs storage cupboard.

Landing

Storage cupboard and access to the loft.

Bedroom One

12'0" × 8'7" (3.67 × 2.62)

With a window to the front aspect, television point and a radiator.

Ensuite

With a window to the side aspect. Suite comprising shower cubicle, low level WC, wash hand basin, heated towel rail and tiling to all splash prone areas.

Bedroom Two

10'3" × 8'6" (3.13 × 2.61)

With a window to the rear aspect and a radiator.

Bedroom Three

8'6" × 6'6" (2.60 × 2.0)

With a window to the front aspect and a radiator.

Bathroom

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

Outside

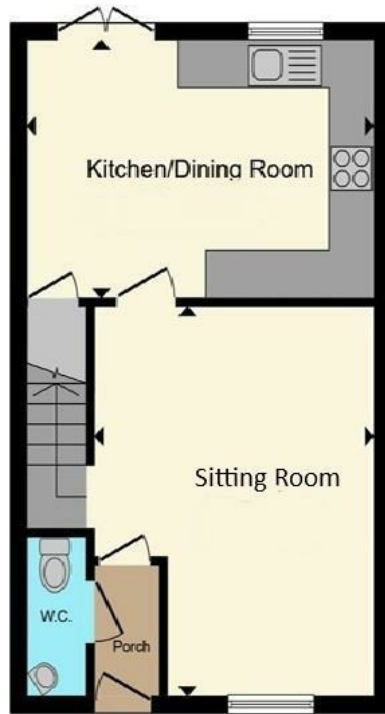
To the rear the garden is enclosed, laid to shingle for ease of maintenance, patio area, shed a gate giving access to the parking area.

Parking

Tandem driveway parking for two cars.

Agents Note

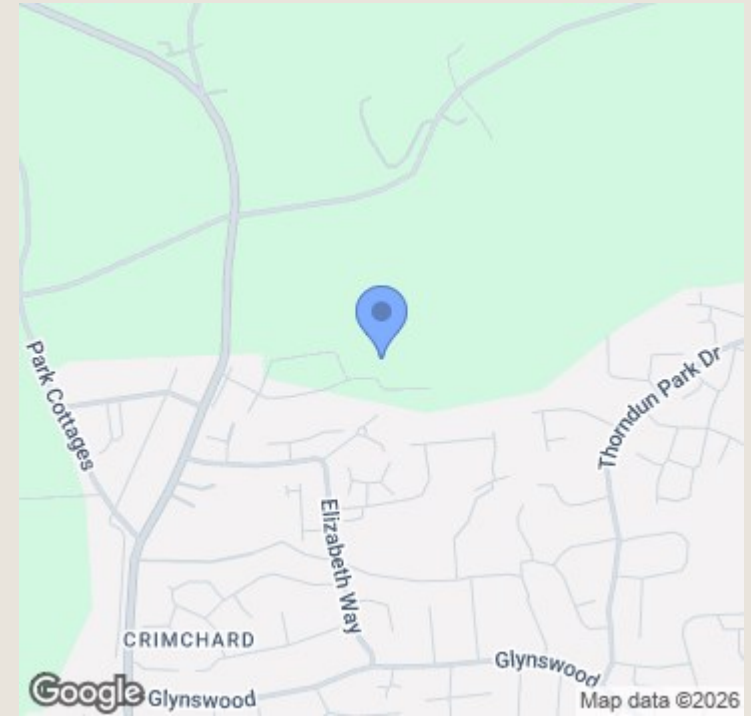
Council Tax Band - B. Mains water, drainage, gas and electricity. There is an annual service charge of £200 a year for the upkeep of the communal areas.



Ground Floor



First Floor



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

01460 74200

crewkeme@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)

