



Service Charges

A service charge is levied at approximately £495 per year for the upkeep of the communal gardens, security lighting and outside water tap.

Tenure: Freehold

Council Tax: Band B

Energy Performance Rating: Band C (72)

Services: Mains Gas, Electric, Water and Drainage.

Viewing

Strictly by appointment only via sole selling agent Tarr Residential on 01460 68890 or at 35 Fore Street, Chard, Somerset TA20 1PT.

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The Fixtures, Fittings and Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale

Guide Price: £180,000
Southend Mews, Chard, Somerset TA20 2DP

**7 Southend Mews,
Tatworth Road,
Chard, Somerset
TA20 2DP**

Guide Price: £180,000

- **NO ONWARD CHAIN**
- **Attractive Mews Cottage**
- **2 Bedrooms**
- **15ft Sitting Room**
- **13ft Fitted Kitchen/Dining Area**
- **First Floor White Suite Bathroom**
- **Gas Fired Heating via a Combination Boiler**
- **Double Glazing**
- **Well Maintained Communal Gardens**
- **Allocated Off Road Parking**

A charming and attractive 2 bedroom mews cottage set within the former Southend school building on the outskirts of Chard. The property comprises; entrance porch, cloakroom, sitting room, fitted kitchen/dining area and a first floor white suite bathroom. Further benefits from gas fired heating via a combination boiler, double glazed windows, allocated off road parking with additional visitor parking and well maintained communal gardens.



Entrance Porch: 5' 5" x 3' 5" (1.65m x 1.05m)

Approached via the off road parking area and communal gardens. A path leads to the solid wood front door opening to: Entrance Porch with coat hanging space, wall mounted electric fuse box and a sliding door to:

Cloakroom: 5' 5" x 3' 2" (1.65m x 0.97m)

Fitted with a white two piece suite comprising; wall mounted corner wash hand basin with a tap, wall mounted electric water heater and a tiled splash back over. Low level WC. Obscure double glazed window to the side aspect and a single panel radiator.

Sitting Room: 15' 9" x 11' 4" (4.79m x 3.46m)

Double glazed window to the front aspect, double panel radiator, TV point, wall mounted thermostat, smoke detector and stairs rising to the first floor. Door to:

Kitchen/Dining Area: 13' 10" x 8' 2" (4.22m x 2.48m)

Fitted with a range of light fronted wall and base units, rolled edge worktops over and all complemented by tiled splash backs. Inset stainless steel bowl and drainer with mixer tap over. Space for a gas cooker, space for an upright fridge/freezer, space and plumbing for a washing machine. Wall mounted Baxi gas fired combination boiler. Single panel radiator, coving and a double glazed window to the rear aspect.

First Floor Landing

With a good size built-in storage cupboard with timber slatted shelving and doors to all first floor rooms.

Bedroom 1: 11' 8" x 9' 1" (3.56m x 2.77m)

Skylight window to the front aspect, built in double wardrobe and dressing table. Further built in over stairs storage cupboard, single panel radiator and a TV point.

Bedroom 2: 10' 6" x 5' 11" (3.20m x 1.81m)

Skylight window to the rear aspect, single panel radiator and a built in wardrobe.

Bathroom: 7' 7" x 6' 2" (2.30m x 1.87m) (max)

Fitted with a white three piece suite comprising; panel bath with a mixer tap and a wall mounted thermostatic shower over. Wash hand basin and pedestal with mixer tap over and a low level WC. Part tiled walls and a single panel radiator. Extractor.

Outside

Southend Mews is set within walled gardens and is approached over a tarmac driveway and parking area. The gardens are communal and attractively arranged with areas of lawn and flower beds which are maintained by a gardener. An outside laundry drying area is to the rear of the building. The property benefits from an allocated off road parking space and additional parking is available for the use of visitors.