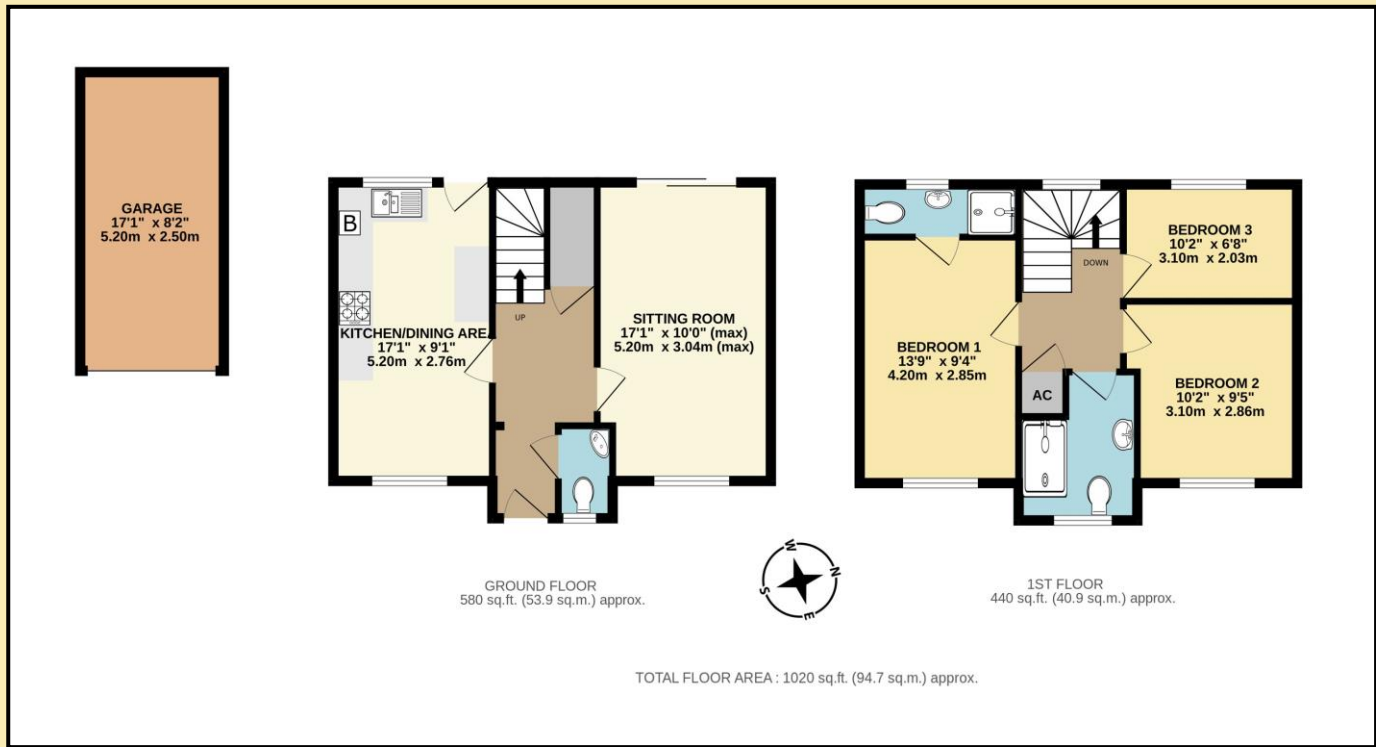




Tenure: Freehold

Council Tax: Band C

Energy Performance Rating: TBA

Services

Mains Gas, Electric, Water and Drainage. Owned Solar Panels.

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: £230,000

Brutton Way, Chard, Somerset TA20 2HB

Independent Sales, Lettings and Property Management Agents

Tarr Residential Ltd Company Number 07042284 trading as Tarr Residential. Registered at 35 Fore Street, Chard, Somerset TA20 1PT

T: 01460 68890

E: chard@tarrresidential.co.uk

W: www.tarrresidential.co.uk

Tarr Residential

50 Brutton Way,
Chard,
Somerset
TA20 2HB

Guide Price: £230,000

- NO ONWARD CHAIN
- Double Fronted Modern Terraced Property
- 3 Bedrooms, En-Suite to Master
- Dual Aspect Sitting Room with Garden Access
- 17ft Modern Fitted Kitchen/Dining Area
- Cloakroom & First Floor White Suite Bathroom
- Gas Fired Heating & Owned Solar Panels
- Double Glazing
- Garage & Off Road Parking
- Enclosed Front & Private Rear Gardens



Situated on the edge of the popular Brutton Way development is this modern double fronted 3 bedroom terraced property with garage, off road parking and an enclosed private garden with patio. The property comprises; spacious entrance hall, cloakroom, 17ft dual aspect sitting room with patio doors to the garden, 17ft fitted kitchen/dining area, en-suite to the master bedroom and a separate white suite family bathroom. Further benefits from double glazing and gas fired heating.
IDEAL INVESTMENT or FIRST TIME BUY.



Approach

Approached via a paved path leading to the part double glazed front door with storm canopy and an outside light over. Opening to:

Entrance Hall

A good size hall with stairs rising to the first floor, tiled flooring, double panel radiator, telephone point and a deep under stairs storage cupboard with power and light connected.

Cloakroom:

4' 7" x 3' 1" (1.39m x 0.94m)
Fitted with a white two piece suite comprising; wall mounted corner wash hand basin with taps and a tiled splashback. Low level WC. Obscure double glazed window to the front aspect and a single panel radiator. Wall mounted electric consumer unit.

Sitting Room:

17' 1" x 10' 0" (5.20m x 3.04m) (max)
A dual aspect room with double glazed sliding patio doors opening to the patio and rear garden. Further double glazed window to the front. A double and a single panel radiator, TV and telephone points. Coved ceiling.

Kitchen/Dining Area:

17' 1" x 9' 1" (5.20m x 2.76m)
A dual aspect room with double glazed windows to the front and rear. Fitted with a modern range of light fronted 'shaker' style wall and base units, rolled edge worktops over and all complemented by tiled splash backs. Inset stainless steel one and half bowl and drainer with mixer tap over. Built in Blomberg double oven with a stainless steel four burner gas hob and concealed extractor over. Integrated Bosch slim-line dishwasher and separate washing machine. Wall unit housing the Worcester gas fired boiler. Part double glazed door opening to the rear garden, tiled flooring to the kitchen area and solid wood to the dining area. Single panel radiator and a coved ceiling.

First Floor Landing

With a double glazed window to the rear aspect, built-in cupboard housing the hot water cylinder tank and immersion heater. Access to the roof void.

Bedroom 1:

13' 9" x 9' 4" (4.20m x 2.85m)
Double glazed window to the front aspect, single panel radiator and a TV point. Door to:

En-Suite:

9' 4" x 3' 0" (2.85m x 0.92m)
Fitted with a white three piece suite comprising; square tiled cubicle with a glass door and a wall mounted thermostatic shower over. Wash hand basin and pedestal with taps and a tiled splashback. Low level WC. Obscure double glazed window to the rear aspect, single panel radiator, shaver point and an extractor.

Bedroom 2:

10' 2" x 9' 5" (3.1m x 2.86m)
Double glazed window to the front aspect and a single panel radiator.

Bedroom 3:

10' 2" x 6' 8" (3.10m x 2.03m)
Double glazed window to the rear aspect with views over countryside beyond and a single panel radiator.

Shower Room:

8' 2" x 6' 7" (2.50m x 2.01m) (max)
Fitted with white three piece suite comprising; double cubicle with a glass screen, door and wall mounted thermostatic shower over. Low level WC. Wash hand basin and pedestal with taps over. Obscure double glazed window to the front aspect, wall tiling to splash prone areas, chrome ladder style heated towel rail and an extractor.

Garage:

17' 1" x 8' 2" (5.20m x 2.50m) (approx)
Situated close-by within a block of only two garages. Up and over door heading the off road parking area.

Outside

The front door is approached via a paved path. The garden is laid to decorative gravel chippings and enclosed by a low mature hedge and shrubs.

The private west facing rear garden benefits from a good size paved patio accessed from the kitchen and sitting room doors (retractable canopy over) leading onto the main lawn. Borders are planted with a good variety of established shrubs and an apple tree. Outside light and water tap. All enclosed by timber fencing.