



Tenure: Freehold

Council Tax: B

Energy Performance Rating: E (39)

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: £235,000

Furnham Road, Chard, Somerset TA20 1AE

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

10 Furnham Road,
Chard,
Somerset
TA20 1AE

Guide Price: £235,000

- NO ONWARD CHAIN
- Now In Need of Modernisation
- Substantial Period Property
- Easy Access to the Town Amenities
- Large Mature Garden with Outbuilding
- 5 Good Size Bedrooms
- Sitting Room & Separate Dining Room
- 17ft Kitchen/Breakfast Room
- 4 Piece Bathroom Suite
- Gas Fired Heating & Partial Double Glazing

Now in need of modernisation is this substantial period semi detached property set over 3 floors with 5 good size bedrooms and an approximate 100ft private mature rear garden with outbuilding, all situated within easy walking distance to the Chard town centre amenities and Holyrood Academy.

The property comprises; entrance porch, spacious inner hall, cloakroom, sitting room with bay window and fireplace, separate dining room, kitchen/breakfast room with access to the garden and a first floor 4 piece bathroom suite. Further benefits from gas fired heating, partial double glazing and lots of eaves storage.



Approach

Approach via the main public footpath to steps rising to the: Entrance Porch with the original timber part leaded glazed front door with a leaded window to the side. Further original ornate glazed door and side panel to:

Inner Hall

A good size hall with stairs rising to the first floor, built in under stairs storage cupboards and access to:

Cloakroom: 4' 2" x 2' 9" (1.27m x 0.83m)

With a low level WC and wall mounted wash hand basin.

Sitting Room: 14' 8" x 12' 1" (4.48m x 3.68m) (max)

Secondary glazed bay window to the front aspect, feature fireplace with built in storage either side. Double panel radiator, picture rail, ceiling rose and coving.

Dining Room: 13' 0" x 12' 1" (3.97m x 3.68m)

Double glazed window to the rear aspect, single panel radiator, picture rail, ceiling rose and coving.

Kitchen/Breakfast Room: 17' 5" x 10' 2" (5.32m x 3.10m)

Fitted with a range of wall and base units, rolled edge worktops over and all complemented by tiled splash backs. Inset stainless steel one and a half bowl and drainer with mixer tap over. Space for an electric cooker, space and plumbing for a washing machine. Exposed brick chimney breast with a floor mounted inset boiler. Double glazed windows to the rear and side aspects. Part double glazed door opening to outside.

First Floor Landing

A good size split level landing with a single panel radiator and coving. Stairs rise to the second floor.

Bedroom 1: 14' 10" x 9' 9" (4.53m x 2.98m) (into bay)

Secondary glazed bay window to the front aspect, built in wardrobe with sliding doors, single panel radiator, picture rail and coving.

Bedroom 2: 13' 1" x 12' 0" (4.00m x 3.67m)

Double glazed window to the rear aspect, single panel radiator and a picture rail.

Bedroom 3: 11' 2" x 10' 2" (3.40m x 3.10m)

Double glazed window to the rear aspect, single panel radiator, built in triple wardrobe and storage. Vanity unit with an inset wash hand basin and storage below.

Bedroom 5: 8' 11" x 5' 10" (2.73m x 1.79m)

Secondary glazed window to the front aspect and a single panel radiator.

Bathroom: 8' 10" x 6' 6" (2.70m x 1.97m)

Fitted with a four piece suite comprising; panel bath with a mixer tap over. Square cubicle with a glass screen and shower over. Pedestal wash hand basin with tap over. Low level WC. Obscure double glazed window to the side aspect, part tiled walls and a built in storage cupboard.

Second Floor Landing

With built in loft/eaves storage, skylight window and access to:

Bedroom 4: 14' 11" x 13' 4" (4.55m x 4.07m) (max)

Double glazed window to the side aspect, built in storage cupboard and further under eaves storage. Power and light connected.

Outside

The property is located within easy reach of the Chard town centre amenities and the Holyrood Academy. Approached via steps leading to the front door. A path to the side leads to a pedestrian gate giving access to:

The mature rear garden extends to approximately 100ft and enjoys a very high degree of privacy. A hardstanding area is accessed from the kitchen door and leads on to the main garden. A good size outbuilding is situated at the rear boundary. Rear pedestrian access gate.