



Chubb Close, Chard TA20 1GL

welcome to

Chubb Close, Chard

A well presented semi-detached house set on a development of similar properties. The property, which is being sold with the benefit of NO ONWARD CHAIN, offers entrance hall, cloakroom, living room, kitchen, two bedrooms, bathroom, enclosed rear garden and two allocated parking spaces.



Ground Floor

Entrance Hall

Double glazed door to front. Fitted carpet. Radiator.

Cloakroom

Front aspect double glazed window. Fitted with a WC and wash hand basin. Radiator.

Living Room

15' 1" x 11' 5" (4.60m x 3.48m)

Rear aspect double glazed window. Double glazed French doors to rear. Storage cupboard. Fitted carpet. Radiator.

Kitchen

15' 3" x 8' (4.65m x 2.44m)

Front aspect double glazed window. Fitted base and wall units. Work surfaces incorporating a sink and drainer. Splashback. Built-in oven and gas hob with cooker hood over. Space for washing machine and fridge/freezer. Laminate flooring.

First Floor

Bedroom One

15' 1" x 11' 1" (4.60m x 3.38m)

Two front aspect double glazed windows. Fitted blinds. Fitted carpet. Radiator.

Bedroom Two

15' 1" x 9' (4.60m x 2.74m)

Two rear aspect double glazed windows. Fitted blinds. Fitted carpet. Radiator.

Bathroom

8' 1" x 6' 7" (2.46m x 2.01m)

Fitted with a suite comprising a panelled bath with shower over, wash hand basin and WC. Part tiled. Extractor fan. Heated towel rail.

Outside

At the front of the house there is a small area of lawn with a pathway leading to the front door. The enclosed rear garden is laid to lawn with a paved patio area. A pathway leads to a gate at the rear giving access to the two allocated parking spaces.

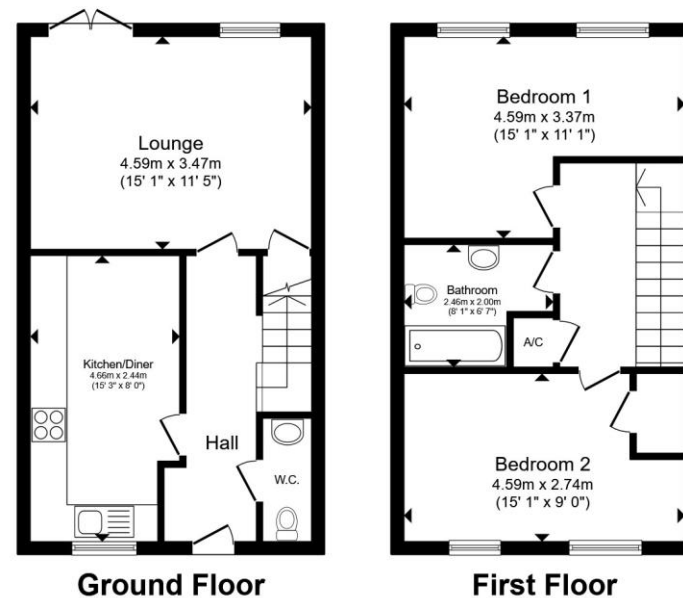
Agents Note 1

This property is part of a large Title that includes other properties that are not included in this sale. The creation of a new Title for the property being sold will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly.

We may not have all material information relating to this property which is sold as seen. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property. Service charges apply to this property. Please enquire with the branch where they would be happy to check what is included in the service charge.

Agents Note 2

The monthly service charge of £26.35 is applicable to the property as a guide only and is subject to confirmation and possible annual increase. Please enquire with the branch at time of interest where they would be happy to check.



Total floor area 75.5 m² (813 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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welcome to

Chubb Close, Chard

- End of Terrace House
- Two Bedrooms
- Enclosed Rear Garden
- Two Allocated Parking Spaces
- NO ONWARD CHAIN!

Tenure: Freehold EPC Rating: B
Council Tax Band: B

£210,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CRK106543 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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