20 ROBINS COURT

Chard, TA20 1LY

Guide Price £190,000

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TOWN & COUNTRY

PROPERTY DESCRIPTION

A two bedroom end terrace home with great potential to modernise. The accommodation in brief comprises entrance hall, cloakroom, kitchen, sitting room, conservatory, two bedrooms and a bathroom. To the rear the garden is enclosed. Viewing advised with no onward chain.

Situation

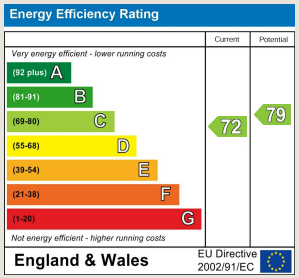
The market town of Chard is located in South Somerset between the Devon and Dorset borders. The town centre offers a good range of shopping, west country butchers, the village bakery, Tesco, Lidl, Sainsburys, Boots, Superdrug, Argos, B&Q as well as excellent sport and leisure facilities, the leisure 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: C



PROPERTY DESCRIPTION

Entrance Hall
Double glazed door, radiator and stairs rising to the first floor.

Kitchen
8'11" x 8'8" (2.72 x 2.65)
With a window to the front aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. One and a half bowl sink/drainer, integrated fridge, dishwasher, oven, gas hob and an extractor fan over. Wall mounted gas central heating boiler and tiling to all splash prone areas.

Living Room
17'10" x 13'1" (5.46 x 4.0)
With a window to the rear aspect and french doors opening out into the conservatory. Radiator.

Conservatory
14'7" x 6'10" (4.45 x 2.1)
Brick built with double glazed windows and french doors opening out into the garden.

Landing
Large storage cupboard and doors into:

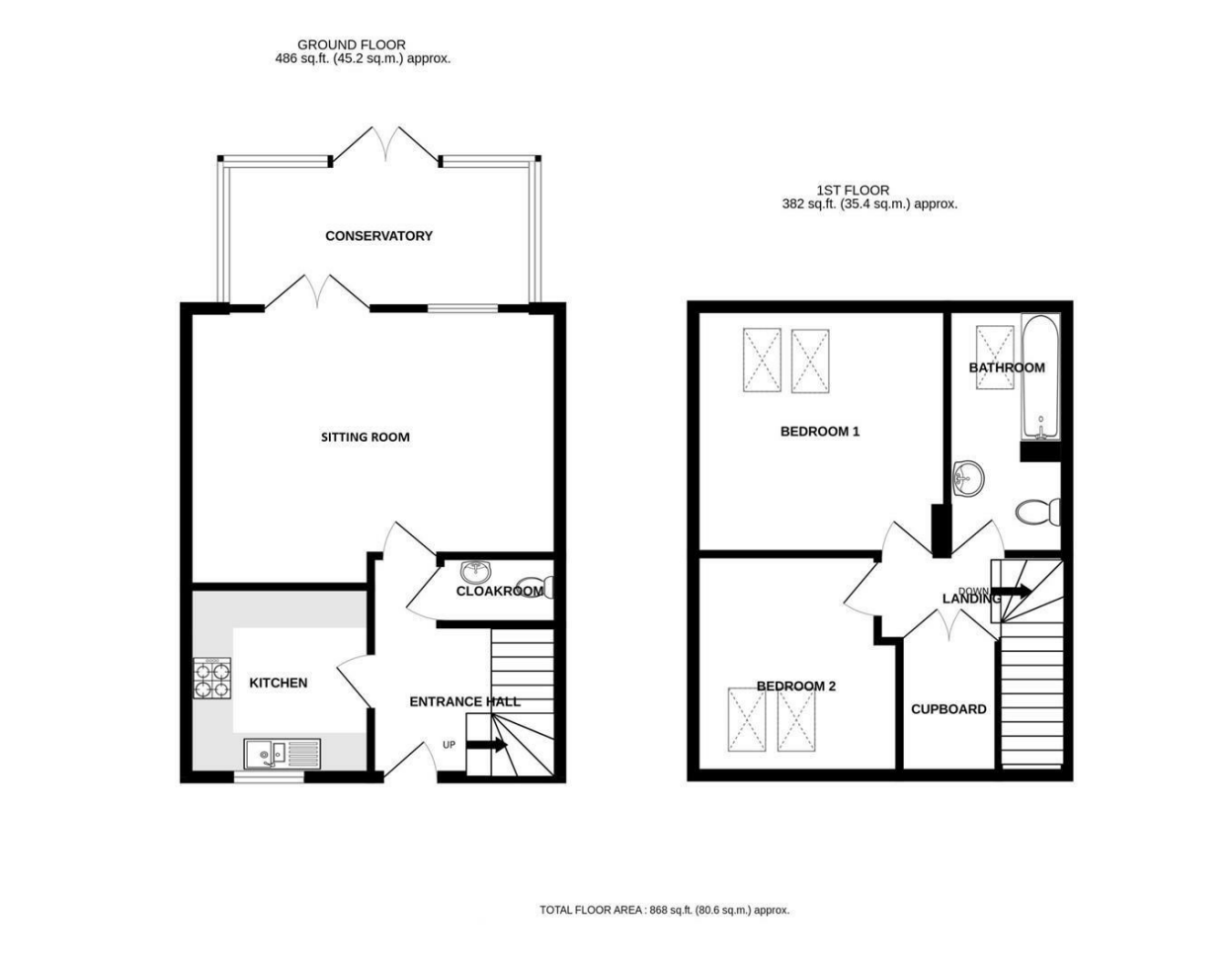
Bedroom One
11'11" x 11'3" (3.65 x 3.43)
Rear aspect velux window and a radiator.

Bedroom Two
8'2" x 9'3"(max) (2.5 x 2.82(max))
Front aspect velux window and a radiator.

Bathroom
Rear aspect velux window. Suite comprising bath with shower over, pedestal wash hand basin, low level WC, heated towel rail and tiling to all splash prone areas.

Outside
To the front is a gravelled garden with plants and shrubs and pathway. Low maintenance rear garden with astro turf, trees & shrubs, seating areas. Pedestrian gate to the parking area.

Agents Note
Council Tax Band - B.



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

01460 74200

crewkerne@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)

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