



**Guide Price: £140,000**

## **Holly Terrace, Fore Street, Chard, Somerset TA20 1PY**

Conveniently located just off the Chard town centre is this delightful terraced 2 double bedroom terraced property with a courtyard style garden. The property comprises; storm porch, entrance hall, sitting room with feature fireplace, separate dining room with french doors to the courtyard, fitted kitchen and a first floor white 4 piece bathroom suite. Further benefits from double glazing and gas fired heating via a combination boiler.



### Entrance

The property is located just off the town centre and approached from the public footpath to a storm porch heading the part double glazed front door. Opening to:

### Entrance Hall

With a wall mounted electric fusebox and doors to:

### Sitting Room: 12' 3" x 11' 10" (3.73m x 3.60m)

Feature decorative fireplace with a wood surround, single panel radiator, laminate flooring, TV point and a double glazed window to the front aspect.

### Dining Room: 15' 2" x 12' 0" (4.62m x 3.67m)

Double glazed french doors opening to the courtyard, double panel radiator, two wall light points and laminate flooring. Stairs rise to the first floor with a built in under stairs storage cupboard housing the gas meter. Opening to:

### Kitchen: 10' 2" x 7' 7" (3.10m x 2.30m)

Fitted with a range of light fronted wall and base units, rolled edge worktops. Stainless steel bowl and drainer with taps over. Space for an electric cooker, space and plumbing for a washing machine. Wall mounted Glow Worm gas fired combination boiler. Double glazed window to the side aspect.

### First Floor Landing

A split level landing with access to the roof void.

### Bedroom 1: 15' 3" x 12' 3" (4.65m x 3.74m)

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

### Bedroom 2: 12' 1" x 9' 0" (3.68m x 2.75m)

Double glazed window to the rear aspect and a single panel radiator. Built in double wardrobe.

### Bathroom: 10' 4" x 7' 7" (3.15m x 2.31m)

Fitted with a white four piece suite comprising; panel bath with taps over. Square cubicle with a glass door and wall mounted electric shower over. Pedestal wash hand basin with taps over. Low level WC. Obscure double glazed window to the rear aspect, chrome ladder style heated towel rail. Built in storage cupboard.

### Outside

The property benefits from an enclosed courtyard garden accessed from the dining room french doors. A useful store is attached to the rear of the kitchen.

**Tenure:** Freehold

**Council Tax:** Band A

**Energy Performance Rating:** D (62)

**Services:** Mains Gas, Electric, Water and Drainage.

### Viewing

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

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