



**Tenure:** Freehold

**Council Tax:** Band D

**Energy Performance Rating:** TBA

**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: £395,000**

**Furnham Crescent, Chard, Somerset TA20 1AZ**

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](mailto:chard@tarrresidential.co.uk)

W: [www.tarrresidential.co.uk](http://www.tarrresidential.co.uk)

**Tarr Residential**

**Kilve,  
Furnham Crescent,  
Chard, Somerset,  
TA20 1AZ**

**Guide Price: £395,000**



- **Detached 3 Double Bedroom Bungalow**
- **Quiet Cul-de-Sac Location**
- **Beautiful South Facing Private Rear Garden**
- **En-Suite to Master Bedroom**
- **Modern Fitted Kitchen & Side Porch**
- **14ft Sitting Room & Separate Dining Room**
- **21ft Sun Room with Access to & Over Looking the Garden**
- **Entrance Hall & White Suite Shower Room**
- **Gas Fired Heating & Double Glazing**
- **Garage & Off Road Parking for Multiple Vehicles**

**Situated in the favourable quiet cul-de-sac location of Furnham Crescent and with a mature good size private south facing garden is this spacious 3 double bedroom detached bungalow with garage and off road parking for multiple vehicles. The extremely well presented property comprises; entrance hall, modern fitted kitchen, side porch, 14ft sitting room with log burner and access to the 21ft sunroom, separate dining room, en suite to the master bedroom and an updated white suite shower room. Further benefits from double glazing, gas fired heating and a workshop.**



**Approach**

Approached via the off road parking area heading the garage and a path leading to the part double glazed front door opening to:

**Entrance Hall**

A spacious hall with a tiled floor and built in storage cupboard. Single panel radiator.

**Sitting Room:** 14' 11" x 11' 5" (4.54m x 3.49m)

Double glazed window and door into the sunroom, wall mounted single panel radiator, wood laminate flooring. Attractive feature fireplace with an inset log burner, slate hearth and wood mantle over. TV point, partially glazed door to hallway and an opening to:

**Dining Room:** 8' 11" x 8' 11" (2.72m x 2.72m)

Double glazed window into the sunroom, single panel radiator and laminate flooring. Bi-folding door to:

**Kitchen:** 11' 2" x 8' 11" (3.40m x 2.71m)

Updated with a range of porcelain matt fronted high gloss wall and base units with square edge worktops over and all complemented by tiled splash backs. Inset bowl and drainer with mixer tap over. Ceramic hob with extractor over, separate high level oven. Space and plumbing for both a dishwasher and washing machine. Tiled flooring, Heat and smoke detector, double glazed window to side and stable door to external double glazed side porch. Useful storage cupboard.

**Sunroom:** 21' 2" x 7' 11" (6.45m x 2.41m)

Large double glazed windows to three aspects with views over the rear garden, double glazed french doors opening to the timber decked seating area, tiled floor, wall mounted double panel radiator and two light points.

**Bedroom 1:** 13' 11" x 12' 8" (4.24m x 3.85m)

Double glazed window over looking the rear garden and a double panel radiator. Range of fitted wardrobes and wood flooring. Door to:

**En Suite**

Fitted bathroom units with a low level WC and concealed cistern. Inset wash hand basin with mixer tap over. Obscure double glazed window to the side aspect, chrome ladder style heated towel rail, shaver point, extractor, part tiled walls and vinyl cushioned flooring.

**Bedroom 2:** 12' 11" x 10' 10" (3.94m x 3.30m)

Double glazed window to front aspect, double panel radiator and wood flooring.

**Bedroom 3:** 8' 4" x 8' 0" (2.55m x 2.44m)

Double glazed window to front aspect, wall mounted single panel radiator, TV and telephone point.

**Shower Room:** 10' 4" x 5' 4" (3.14m x 1.63m)

Fitted with a modern white three piece suite comprising; double walk in cubicle with a glass screen and wall mounted shower over with rainfall head. Vanity unit with an inset wash hand basin and illuminated mirror with shaver point over and storage below. Low level WC. Two double glazed windows to the front aspect, part tiled walls, chrome ladder style heated towel rail and tiled flooring.

**Garage:** 19' 5" x 8' 6" (5.91m x 2.59m)

An attached single garage with an up and over door to the front aspect heading the driveway. Small window to the rear.

**Workshop**

A good size timber built workshop situated at the rear.

**Outside**

The outside of the property is very well kept and approached via the off road parking area heading the garage. A path leads to the front door. The garden is mainly laid to lawn with a border filled with a good variety of mature low shrubs and plants. A gate to the side aspect gives access to:

The beautiful south facing rear garden is of a good size extremely well tended and fully enclosed by timber fencing. A raised timber decked seating area can be accessed from the sunroom doors with a ramp and steps down to the garden. Mainly laid to areas of level lawn with a selection of borders planted with an excellent variety of established shrubs, plants and flowers. Attractive feature ornamental pond. Steps rise to a raised flower bed. Workshop and greenhouse.