



Tenure: Freehold

Council Tax: Band B

Energy Performance Rating: E (51)

Services

Mains Electric, Water and Drainage. Oil Fired Heating.

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: £200,000

Furzehill, Chard, Somerset TA20 1AR

16 Furzehill,
Chard,
Somerset
TA20 1AR

Guide Price: £200,000



- NO ONWARD CHAIN
- Good Size Semi Detached Property
- Generous Corner Plot, Cul-de-Sac Location
- 3 Bedrooms
- Sitting Room, Dining Room & Conservatory
- Kitchen
- First Floor 3 Piece Bathroom Suite
- Double Glazing & Oil Fire Heating
- Garage & Off Road Parking for Multiple Vehicles
- Enclosed Gardens to the Front, Side & Rear



Enjoying a generous corner plot location within the Furzehill cul-de-sac is this spacious 3 bedroom semi detached property with the added benefit of a garage and off road parking for multiple vehicles. Now in need of some updating the property comprises; entrance hall, sitting room with fireplace, separate dining room, conservatory with access to the garden, fitted kitchen and a first floor 3 piece bathroom suite. Further benefits from double glazing, oil fired heating and enclosed gardens to the front, side and rear.

Approach

Approached via the timber pedestrian gate heading a path leading to the part double glazed front door opening to:

Entrance Hall

With stairs rising to the first floor, double panel radiator, smoke detector and a the wall mounted electric fusebox and meter.

Sitting Room: 14' 7" x 10' 11" (4.45m x 3.33m)

Double glazed window to the front aspect, feature marble fireplace with an inset log burner. Double panel radiator and a TV aerial point. Glazed door to:

Dining Room: 9' 11" x 9' 1" (3.01m x 2.76m)

With a single panel radiator. Opening to the kitchen and double glazed sliding doors giving access to:

Conservatory: 10' 6" x 8' 2" (3.20m x 2.50m)

Over looking the rear garden and constructed of uPVC double glazed sealed units with a glass roof over. Double glazed french doors opening to the outside, fitted roof and window blinds, power point, wall light point and a double panel radiator.

Kitchen: 12' 0" x 10' 0" (3.66m x 3.05m)

Fitted with a range of light fronted wall and base units with rolled edge worktops over, inset one and half bowl and drainer with mixer tap over. Space for an electric cooker, upright fridge/freezer, space and plumbing for a washing machine and slim line dishwasher. Under stairs storage area. Double glazed window to the rear aspect over looking the garden, double glazed window and part double glazed door opening to:

Side Passageway

With access doors to both the front and rear gardens, polycarbonate roof over and a wall light point. Opening to:

Outbuilding/Store: 15' 3" x 5' 0" (4.65m x 1.52m)

With a window to both the front and rear aspects, floor mounted Worcester oil fired boiler. Power connected.

First Floor Landing

With a double glazed window to the side aspect, smoke detector and access to the roof void.

Bedroom 1: 14' 8" x 10' 0" (4.48m x 3.05m)

Two double glazed window to the rear aspect and a double panel radiator.

Bedroom 2: 14' 8" x 10' 11" (4.48m x 3.34m) (max)

Double glazed window to the front aspect, single panel radiator, TV aerial point and a built in cupboard.

Bedroom 3: 9' 9" x 7' 11" (2.98m x 2.41m) (max)

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

Bathroom: 6' 6" x 5' 10" (1.97m x 1.77m)

Fitted with a three piece suite comprising; panel bath with taps over. Pedestal wash hand basin with tap over and a low level WC. Obscure double glazed window to the rear aspect and a single panel radiator.

Garage

A single detached garage located to the rear of the main property with double opening doors to the front and a side access door from the garden. Ample off road parking for multiple vehicles.

Outside

The property enjoys a good size corner plot location in the Furzehill cul-de-sac. The front door is approached via a timber pedestrian gate heading the footpath with lawn on both sides. Fully enclosed by timber fencing.

The garage and off road parking area is at the rear of the property with space available for multiple vehicles. A gate opens to the rear garden of which is mainly laid to lawn and paving with borders. Side access door into the garage. Outside water tap. All enclosed by a combination of high walls and timber fencing.