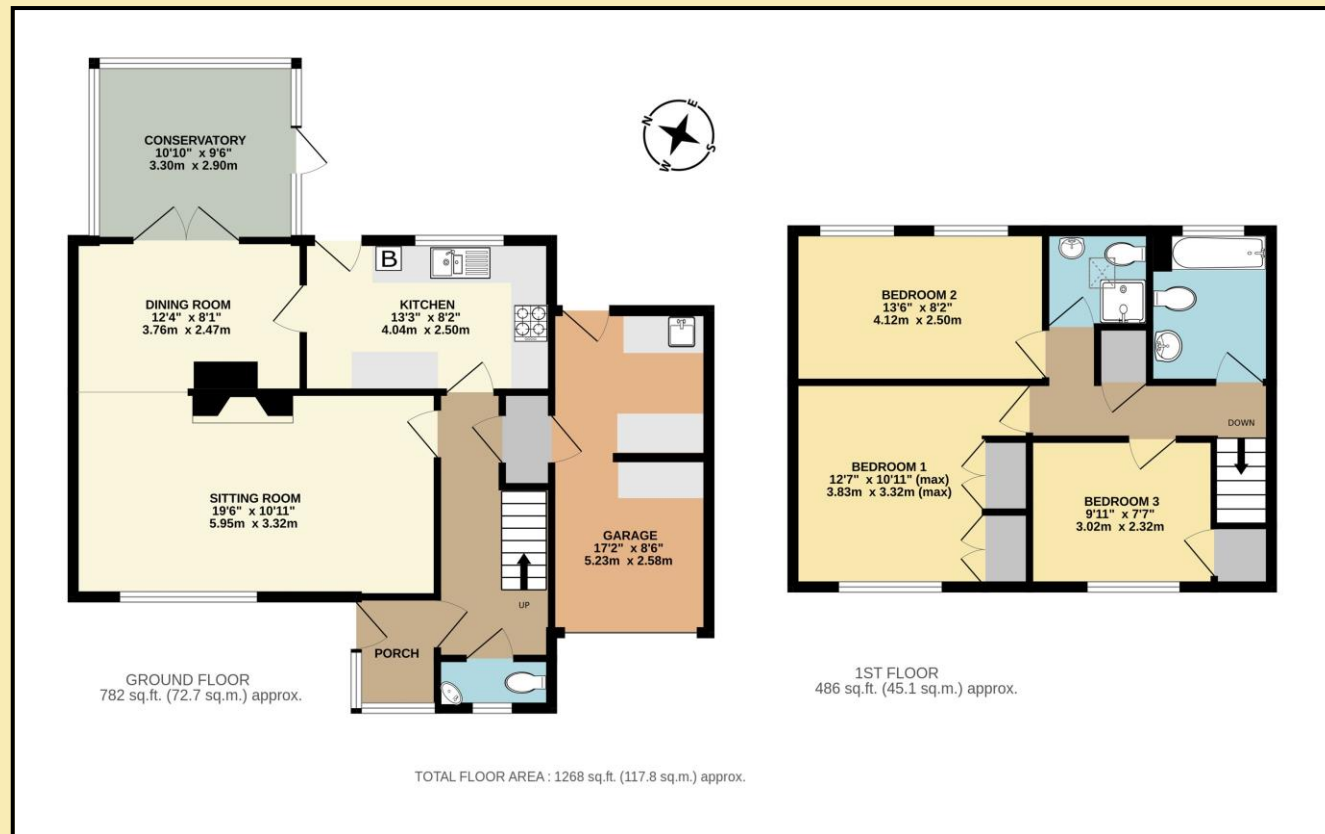




Outside

The property is situated within the quiet Deane Way cul-de-sac and is approached via the block paved driveway heading the garage and entrance porch providing off road parking for up to three vehicles. The garden is mainly laid to lawn and a path leads to the side access gate opening to:

The rear garden is fully enclosed by timber fencing and enjoys a very high degree of privacy. The patio area is accessed from the conservatory door and leads onto the main lawn with borders filled with an established variety of hedging and shrubs. A further seating space is set to one corner along-with space for a timber shed to the other.

Tenure: Freehold

Council Tax: Band D

Energy Performance Rating: Band C (69)

Services: Mains Gas, Electric, Water and Drainage.

Viewing

Strictly by appointment only via sole selling agent Tarr Residential on 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: £335,000

Deane Way, Tatworth, Nr Chard, Somerset

TA20 2TD

Independent Sales, Lettings and Property Management Agents

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Tarr Residential

6 Deane Way,
Tatworth,
Nr Chard, Somerset
TA20 2TD

Guide Price: £335,000

- Modern Detached Property
- Popular Village and Cul-de-Sac Location
- 3 Double Bedrooms
- 19ft Sitting Room & Conservatory
- Fitted Kitchen & Separate Dining Room
- Entrance Porch, Inner Hall & Cloakroom
- Updated Shower Room & Separate Bathroom
- Double Glazing & Gas Fired Heating
- Garage & Off Road Parking for upto 3 Vehicles
- Private Enclosed Rear Garden



Entrance

Approach via the block paved driveway heading the garage and the uPVC part double glazed front door. Opening to:

Entrance Porch: 6' 3" x 4' 4" (1.91m x 1.32m)

Double glazed windows to the front and side aspects, tiled flooring and a wall light point. Further uPVC part double glazed door opening to:

Inner Hall

With stairs rising to the first floor and a single panel radiator. Built-in under stairs storage cupboard with further internal access door to the garage. 'Karndean' vinyl flooring continuing throughout the majority of the ground floor and including;

Cloakroom: 6' 2" x 2' 7" (1.87m x 0.80m)

Fitted with a two piece suite comprising; low level WC and a wall mounted corner wash hand basin with taps and a tiled splash back over. Obscure double glazed window to the front aspect and a single panel radiator.

Sitting Room: 19' 6" x 10' 11" (5.95m x 3.32m)

Double glazed window to the front aspect, feature stone built fireplace with a wood mantle and space for an electric log burner style fire (gas connection also available). Wall mounted radiator and a coved ceiling. Opening to:

Dining Room: 12' 4" x 8' 1" (3.76m x 2.47m)

With a double panel radiator, coved ceiling, glazed door to the kitchen and double glazed french doors opening to:

Conservatory: 10' 10" x 9' 6" (3.30m x 2.90m)

Constructed off low brick built walls with uPVC double glazed sealed units and a recently installed solid 'warm roof'. Double glazed door opening to the patio and rear garden. 'Karndean' vinyl flooring, wall mounted electric heater, power points and a wall light point.

Kitchen: 13' 3" x 8' 2" (4.04m x 2.50m)

Fitted with a modern range of wood fronted wall and base units, square edge worktops over and all complemented by tiled splash backs. Inset porcelain one and a half bowl and drainer with mixer tap over. Built-in Hotpoint double oven with a four burner gas hob and a stainless steel chimney style extractor over. Space and plumbing for a dishwasher and space for an upright fridge/freezer. Wall mounted Glow Worm gas fired combination boiler. Double glazed window to the rear aspect over looking the garden and a

part double glazed door opening to outside and a coved ceiling.

First Floor Landing

Access to the roof void via a fitted loft ladder with light connected. Built-in storage/airing cupboard with timber slatted shelves and wall mounted heater. Coved ceiling.

Bedroom 1: 12' 7" x 10' 11" (3.83m x 3.32m)

Double glazed window to the front aspect, single panel radiator and two built-in double wardrobes. Coved ceiling.

Bedroom 2: 13' 6" x 8' 2" (4.12m x 2.50m)

Two double glazed windows to the rear aspect with superb views over Tatworth and countryside beyond. Single panel radiator.

Bedroom 3: 9' 11" x 7' 7" (3.02m x 2.32m)

Double glazed window to the front aspect, single panel radiator, coved ceiling and a deep built-in over stairs storage cupboard.

Shower Room: 5' 8" x 5' 2" (1.72m x 1.57m)

Fitted with a modern white three piece suite comprising; square cubicle with a glass screen, door and wall mounted Mira thermostatic shower over. Wash hand basin and pedestal with taps over. Low level WC. Natural light tube, part tiled walls, chrome ladder style heated towel rail, extractor, wall light/shaver point and a coved ceiling.

Bathroom: 8' 2" x 6' 3" (2.48m x 1.90m)

Fitted with a white three piece suite comprising; panel bath with taps over. Wash hand basin and pedestal with taps over. Low level WC. Obscure double glazed window to the rear aspect, tiled walls, single panel radiator, extractor, wall light/shaver point and a coved ceiling.

Garage: 17' 2" x 8' 6" (5.23m x 2.58m)

An attached single garage with an up and over door to the front aspect heading the driveway, rear access door from the garden. Pitched and tiled roof (providing additional storage space within the eaves). Currently partitioned to provide a utility space to the rear and storage to the front. The utility area is fitted with a range of base units with worktops over and an inset stainless steel bowl. Space and plumbing for a washing machine, tumble dryer and an under counter freezer. Wall mounted electric convactor heater. Wall mounted electric fusebox and meters. Water tap. Power and light connected.

Set within a quiet cul-de-sac is this extremely well presented, detached and modern 3 double bedroom property, all situated within the popular village location of Deane Way, Tatworth. The property comprises; entrance porch, inner hall, cloakroom, 19ft sitting room with fireplace, separate dining room, conservatory with new solid insulated 'warm roof' and access to the garden, fitted kitchen, first floor white suite shower room and separate white suite bathroom. Further benefits gas fired heating via a recently installed combination boiler with remainder of a 10 year warranty, double glazing, garage (currently used as a utility area and store), off road parking for upto 3 vehicles and an enclosed private rear garden.