112 FURNHAM ROAD

Chard, TA20 1BE

Price Guide £135,000

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TOWN & COUNTRY

PROPERTY DESCRIPTION

A well presented one bedroom terrace home situated on the edge of Chard. The accommodation is in good order throughout and in brief comprises entrance porch, sitting room, kitchen, rear lobby/laundry room, large landing, one bedroom and a bathroom. To the rear there is a small courtyard. The property has been a successful investment and is now offered for sale with no onward chain.

Situation

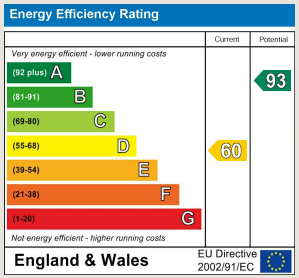
The market town of Chard is located in South Somerset between the Devon and Dorset borders. The town centre offers a good range of shopping, west country butchers, the village bakery, Tesco, Lidl, Sainsburys, Boots, Superdrug, Argos, B&Q as well as excellent sport and leisure facilities, the leisure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



PROPERTY DESCRIPTION

Entrance Porch
Door into:

Sitting Room
13'9" x 11'1" (4.2 x 3.4)
With a window to the front aspect, television point, modern night storage heater, electric fire, storage cupboard and coving.

Kitchen
11'5" x 7'6" (3.5 x 2.3)
With a window and door to the rear aspect. Fitted kitchen comprising wall and base units and work surfaces over. Sink/drainer, integrated electric oven, hob and an extractor fan over. Space for under counter fridge and freezer. Under stairs storage cupboard, tiled floor and tiling to all splash prone areas. Stairs rising to the first floor.

Rear Lobby/Laundry Room
8'2" x 3'7" (2.5 x 1.1)
With a window and door to the rear aspect. Storage cupboards, work surfaces and space for washing machine and tumble dryer. Tiled flooring.

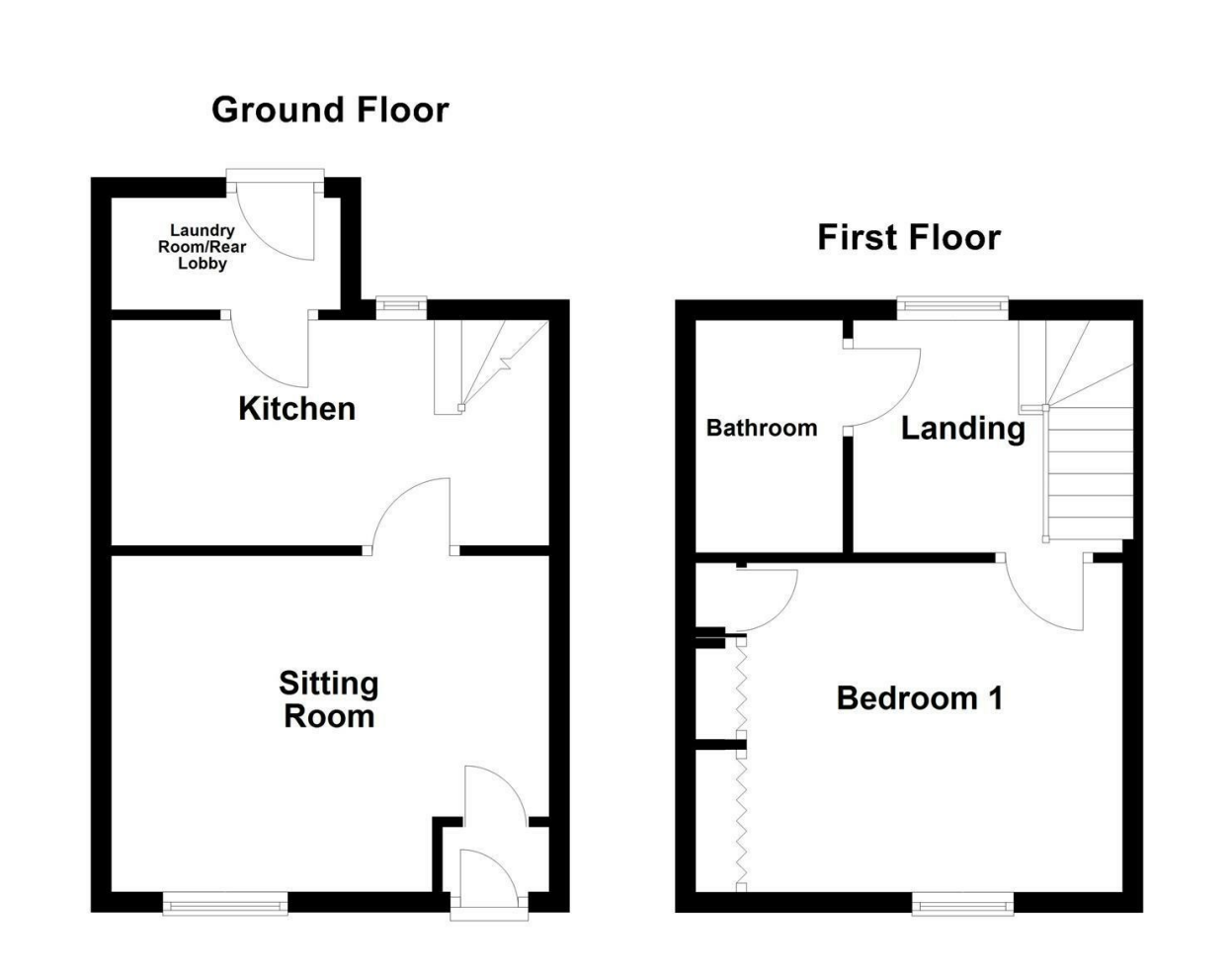
Landing
9'2" x 7'6" (2.8 x 2.3)
With a window to the rear aspect and a modern electric radiator.

Bedroom
11'9" x 10'9" (3.6 x 3.3)
With a window to the front aspect, ample built in wardrobes, storage cupboard housing the immersion heater and a modern electric radiator.

Bathroom
Suite comprising panelled bath with shower over, low level WC, wash hand basin, extractor fan, spotlights and tiling to all splash prone areas.

Outside
To the rear there is a small courtyard.

Agents Note
Council Tax Band - A. Mains water, drainage and electricity. There is a right of way over the neighbours back garden for rear access. The property is being sold with no onward chain.



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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