



Tenure: Freehold

Council Tax: Band C

Energy Performance Rating: D (67)

Services

Mains Gas, Electric, Water and Drainage.

Viewing

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

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Guide Price: £325,000
Millfield, Chard, Somerset TA20 2DA

Independent Sales, Lettings and Property Management Agents

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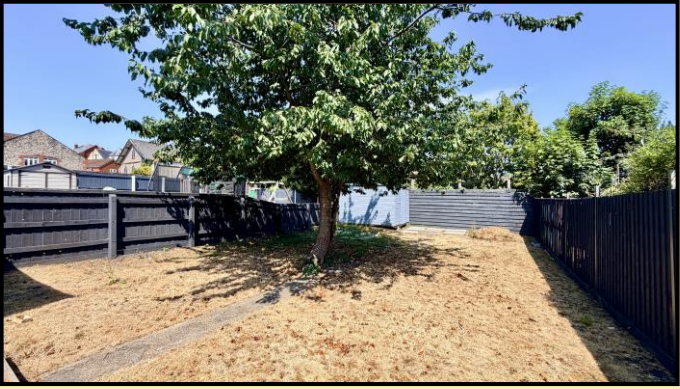
Tarr Residential

6 Millfield,
Chard,
Somerset
TA20 2DA

Guide Price: £325,000

- Modern Property with Annexe Potential
- Conveniently Close to the Town Centre
- 4 Bedrooms
- 19ft Sitting Room & 17ft Dining Room
- 2 Fitted Kitchens
- Separate Snug & 2nd Sitting Room
- Cloakroom, Separate Shower & First Floor White Suite Bathroom
- Off Road Parking for a Number of Vehicles
- Good Size Level Rear Garden with Patio

Conveniently located close to the Chard town centre amenities is this modern semi detached 4 bedroom property with off road parking for a number of vehicles and the added benefit of annexe potential making the property attractive to multi-generational living options. The property comprises; entrance porch, inner hall, 19ft sitting room with a double sided log burner to the separate snug, 17ft dining room with access to the patio and garden and a fitted kitchen. 2nd inner hall giving access to the annexe area with a separate shower, kitchen, cloakroom, bedroom and sitting room. The first floor comprises; landing, 3 bedrooms and a modern white suite family bathroom. Further benefits from double glazing and gas fired heating.



Approach
The property is conveniently located within an easy walk to the town centre amenities and approached via the off road parking area. A pedestrian gate opens to an enclosed gravel chipped area heading the part double glazed front door opening to:

Entrance Porch: 12' 4" x 5' 10" (3.76m x 1.78m)
A spacious porch with an obscure double glazed window to the front aspect, ample coat hanging and shoe storage space. Wall cupboard housing the electric consumer unit. Recessed ceiling spotlights. Part glazed door to:

Inner Hall
With stairs rising to the first floor, double panel radiator and a wall mounted thermostat. Glazed door to:

Sitting Room: 19' 3" x 11' 6" (5.86m x 3.50m) (max)
Double glazed window to the front aspect, feature double sided log burner on a brick hearth and a double panel radiator. TV point. Opening to both the snug and:

Dining Room: 17' 9" x 10' 0" (5.42m x 3.04m)
A dual aspect room with two double glazed windows and french doors opening to the patio and rear garden and a further double glazed window to the side. Glazed door to:

Kitchen: 16' 8" x 7' 11" (5.09m x 2.41m)
Double glazed french doors opening to the rear patio and garden. Fitted with a modern range of light fronted high gloss wall and base units, rolled edge worktops over and all complemented by tiled splash backs over. Inset bowl and drainer with mixer tap over. Stainless steel five burner gas hob with a chimney style extractor over. Separate built in oven with space for a microwave oven over. Built in dishwasher, fridge and freezer. Space and plumbing for both a washing machine and tumble dryer. Wall unit housing the Worcester gas fired boiler. Double glazed window to the side aspect and recessed ceiling spotlights.

Snug: 11' 9" x 9' 3" (3.58m x 2.83m) (max)
Feature double sided log burner to the sitting room and a single panel radiator. Opening to both the sitting room and inner hall.

2nd Inner Hall
A door from the main inner hall gives access to a 2nd inner hall with a coved ceiling. Opening to a cubicle with a wall mounted electric shower. Further opening to:

Annexe Sitting Room: 12' 3" x 9' 6" (3.74m x 2.89m)
With a double glazed window to the side aspect, single panel radiator, TV point, power point with USB posts, coved ceiling and access to the roof void. Door to:

Annexe Bedroom: 12' 4" x 9' 4" (3.75m x 2.85m)
Double glazed window to the front aspect, single panel radiator and a coved ceiling.

Annexe Kitchen: 11' 7" x 5' 4" (3.53m x 1.62m)
Fitted with a range of light wood effect wall and base units, rolled edge worktops over and all complemented by tiled splash backs. Inset stainless steel bowl and drainer with mixer tap over. Built in oven with an electric hob and extractor over. Spaces for an under counter fridge and freezer. Double glazed window to the rear aspect and a door to:

Cloakroom: 5' 9" x 2' 9" (1.76m x 0.83m) 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.

First Floor Landing
A good size landing with a double glazed window to the front aspect and a single panel radiator.

Bedroom 1: 17' 7" x 10' 0" (5.37m x 3.04m) (max)
A dual aspect room with double glazed windows to the front and rear. Single panel radiator and a TV aerial point.

Bedroom 2: 10' 4" x 9' 11" (3.15m x 3.03m)
Double glazed window to the rear aspect, single panel radiator, power point with USB ports and a TV aerial point.

Bedroom 3: 11' 5" x 7' 6" (3.49m x 2.28m) (max)
Double glazed window to the rear aspect, single panel radiator and access to the roof void.

Bathroom: 6' 11" x 6' 8" (2.11m x 2.04m)
Fitted with a modern white three piece suite comprising; 'P' shaped panel bath with a glass screen, mixer tap and wall mounted thermostatic shower over. Fitted bathroom storage units with an inset wash hand basin over and a low level WC with concealed cistern. Obscure double glazed window to the side aspect, part tiled walls, single panel radiator and a wall light point.

Outside
The outside of the property is well maintained and benefits from off road parking at the front aspect. A wooden pedestrian gate gives access to a gravel chipped area heading the front door with outside lights over and external power point fitted.

The level rear garden is of a good size, fully enclosed by timber fencing and relatively low maintenance. A generous paved patio and timber decked area enjoys a very high level of privacy and provides ample seating/entertaining space. The remainder of the garden is laid to lawn with a mature tree. A useful store is set to the side of the property and has power connected. Spaces for two timber sheds. Outside lights, water tap and an external power point are all connected.