

Chubb Close,Chard TA20 1GL

fox & sons

welcome to

Chubb Close,Chard

A well presented semi-detached house set on a development of similar properties. The property, which is being sold with the benefit of NO ONWARD CHAIN, offers entrance hall, cloakroom, living room, kitchen, two bedrooms, bathroom, enclosed rear garden and two allocated parking spaces.













Ground Floor
Entrance Hall
Double glazed door to front. Fitted carpet. Radiator.

Cloakroom
Front aspect double glazed window. Fitted with a WC and wash hand basin. Radiator.

Living Room
15' 1" x 11' 5" (4.60m x 3.48m)
Rear aspect double glazed window. Double glazed French doors to rear. Storage cupboard. Fitted carpet. Radiator.

Kitchen
15' 3" x 8' (4.65m x 2.44m)
Front aspect double glazed window. Fitted base and wall units. Work surfaces incorporating a sink and drainer. Splashback. Built-in oven and gas hob with cooker hood over. Space for washing machine and fridge/freezer. Laminate flooring.

First Floor
Bedroom One
15' 1" x 11' 1" (4.60m x 3.38m)
Two front aspect double glazed windows. Fitted blinds. Fitted carpet. Radiator.

Bedroom Two
15' 1" x 9' (4.60m x 2.74m)
Two rear aspect double glazed windows. Fitted blinds. Fitted carpet. Radiator.

Bathroom
8' 1" x 6' 7" (2.46m x 2.01m)
Fitted with a suite comprising a panelled bath with shower over, wash hand basin and WC. Part tiled. Extractor fan. Heated towel rail.

Outside
At the front of the house there is a small area of lawn with a pathway leading to the front door. The enclosed rear garden is laid to lawn with a paved patio area. A pathway leads to a gate at the rear giving access to the two allocated parking spaces.

Agents Note 1
This property is part of a large Title that includes other properties that are not included in this sale. The creation of a new Title for the property being sold will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly.

We may not have all material information relating to this property which is sold as seen. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.
Service charges apply to this property. Please enquire with the branch where they would be happy to check what is included in the service charge.

Agents Note 2
The monthly service charge of £26.35 is applicable to the property as a guide only and is subject to confirmation and possible annual increase. Please enquire with the branch at time of interest where they would be happy to check.

Agents Note 3
There is a Rent Charge associated with the title of this property. The sellers legal party is trying to obtain resolution. Interested parties must make their own enquiries and take independent legal advice to ensure the property meets their specific requirements in terms of timeframes and available finance options. Please speak with the branch for further details and they will try and obtain an update on your behalf.

Agents Note 4
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Chubb Close, Chard

- End of Terrace House
- Two Bedrooms
- Enclosed Rear Garden
- Two Allocated Parking Spaces
- NO ONWARD CHAIN!

Tenure: Freehold EPC Rating: B
Council Tax Band: B

£210,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
CRK106543 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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