



Property Location

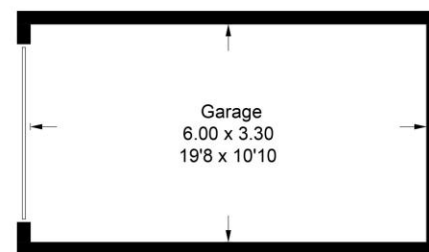
This three-bedroom detached bungalow is nestled away near the centre of the bustling market town of Chard. The bungalow benefits from being within short walking distance of independent shops, restaurants, library and a leisure centre among other amenities.

Rosings, Boundary Court, TA20 1RH

Approximate Gross Internal Area = 106.7 sq m / 1148 sq ft

Garage = 19.8 sq m / 213 sq ft

Total = 126.5 sq m / 1361 sq ft



(Not Shown In Actual Location / Orientation)

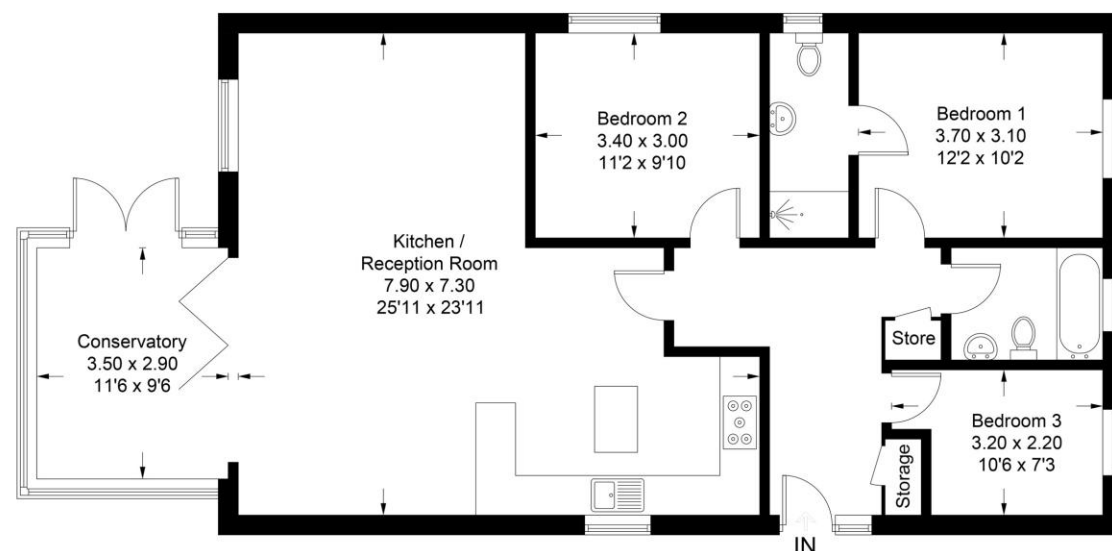


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1255190)



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

Boundary Court, Chard

Offers In Region Of £400,000

Martin & Co Yeovil

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<http://www.martinco.com>



Boundary Court Chard TA20 1RH

Key features:

- Spacious Detached Property
- Close to Town Centre
- Beautifully Presented Throughout
- Off Road Parking
- No Forward Chain
- Single Garage
- Modern Finish
- Conservatory

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

This beautifully presented three-bedroom, detached bungalow tucked away in the centre of the market town of Chard, Somerset. Benefiting from two double bedrooms, one single bedroom, ensuite, family bathroom, conservatory, kitchen, large living space and a single detached garage. Early viewing highly recommended.

ENTRANCE HALL: Upon entering the property, you are welcomed into a light and airy entrance hall that provides access to the living room, family bathroom, three bedrooms and the loft hatch above. Textured double glazed window to the side of the property. Each room in this property has been freshly painted and fitted with cream coloured Scottish carpets throughout. There are also two generous cupboards, the first stores the Vaillant boiler and the other is an airing cupboard which houses the hotwater cylinder.

LIVING ROOM 23' 11" x 25' 11" (7.3m x 7.9m) A spacious open-plan living/dining room with Bi-folding doors to the conservatory and a double-glazed window overlooking the rear garden. With neutral walls and a mixture of ceiling and hanging spotlights helps to create a bright and airy space. Cream Scottish carpet and two radiators.

KITCHEN: This newly installed Spiller's kitchen benefits from integrated fridge, freezer, washing machine and dishwasher. Modern wooden counter tops with breakfast bar and plentiful cabinets. Fitted gas hob and electric double oven with cooker hood above. Cream splash guard tiles and tiled flooring. Centrally positioned Cotswold's Company Island. Ceiling spotlights and under cabinet lighting. Double glazed window.

CONSERVATORY 9' 6" x 11' 5" (2.9m x 3.5m) Directly adjacent to the main reception room, the bi-folding doors open into the conservatory. Featuring double glazed Pilkington Activ self-cleaning glass and windows. The conservatory looks out into the rear garden. Cream Scottish carpet.



MASTER BEDROOM 12' 1" x 10' 2" (3.7m x 3.1m) The master bedroom is a generous double bedroom and en suite. The room has neutral decoration and Scottish carpet. Double glazed window to the front and one radiator.

ENSUITE 3' 11" x 10' 2" (1.2m x 3.1m) The Ensuite features a white hand basin, w/c and shower cubicle. The room has neutral walls and beige stone tiled flooring. Fitted mirror with motion activated heater and lights. Textured double glazed window and a heated towel rail.

BATHROOM 7' 6" x 5' 6" (2.3m x 1.7m) The family bathroom is fitted with a white suite consisting of hand basin, w/c and bathtub. The room is neutrally decorated with beige coloured stone tiled flooring. Fitted mirror with motion activated heater and lights. Textured double glazed window and heated towel rail.

BEDROOM TWO 11' 1" x 9' 10" (3.4m x 3.0m) A good sized second bedroom with double wardrobe with mirrored sliding doors. Neutral walls and cream Scottish carpet. Double glazed window and one radiator.

BEDROOM THREE 7' 2" x 10' 5" (2.2m x 3.2m) A single bedroom with front facing double glazed window. Neutral walls and Scottish carpet. One radiator.

GARAGE 10' 9" x 19' 8" (3.3m x 6.0m) A single garage with impermeable flooring and electric automatic up-and-over door. Sealed and rendered walls, with plasterboard ceilings and insulated storage above.

OUTSIDE: To the front of the property is the driveway which creates ample parking for two cars in tandem. The driveway leads directly to the single garage. Paved path to the front door. To the rear of the property is a part lawn, part patio laid garden that is private and enclosed. There is a garden shed with electrics fitted and a side gate on both sides of the bungalow providing access to the front. The rear garden benefits from an exterior power point. The building behind the bungalow is Chard Cricket Pavilion. There is a variety of apple and cherry trees around the property. The Bungalow also features sensory operated security lighting fitted all around the property.

