







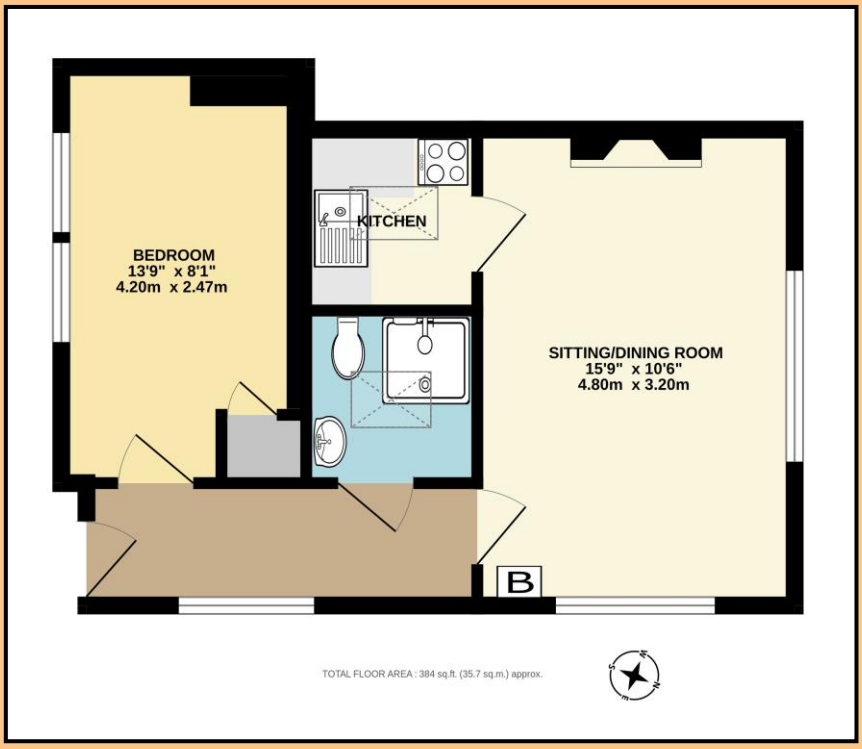
TO LET: £600 pcm Un-Furnished

Fore Street, Chard, Somerset TA20 1PP

A well presented 1 double bedroom first floor flat conveniently located in the town centre. The property comprises; communal hall, entrance hall, dual aspect sitting/dining room with fireplace, modern kitchen and an updated white suite shower room. Further benefits from gas fired heating via a combination boiler and neutral decoration throughout.
Council Tax: Band A. EPC: D (56). READY NOW.

Tarr Residential

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Entrance
Approach to a solid timber main entrance door opening to the communal hall with a tiled floor and a cupboard housing the electric and gas meters. Stairs rise to the first floor to give access to the flat. Solid wood door opens to:

Entrance Hall
With a secondary glazed sash window to the side aspect, wall mounted intercom entry system.

Sitting/Dining Room: 15' 9'' x 10' 6'' (4.80m x 3.20m)
Dual aspect with secondary glazed stone mullion windows to the front and side. Feature stone decorative fireplace, a double and a single panel radiator, TV point, two wall-light points, wall mounted Glow Worm gas fired combination boiler and access to the roof void.

Kitchen: 6' 0'' x 5' 8'' (1.83m x 1.72m)
Fitted with a modern range of white fronted 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. Electric cooker with an extractor over. Space and plumbing for a washing machine and space for an under counter fridge. Skylight window.

Bedroom: 13' 9'' x 8' 1'' (4.20m x 2.47m)
Two double glazed windows to the side aspect, single panel radiator, TV point, built-in single wardrobe and a wall mounted electric consumer unit.

Shower Room: 5' 9'' x 5' 8'' (1.74m x 1.73m)
Updated with a modern white three piece suite comprising; 900 x 900mm square cubicle with a glass screen, door and wall mounted shower over. Wash hand basin and pedestal with mixer tap over. Low level WC. Part tiled walls, ladder style heated towel rail, extractor and a skylight window.

Tenure: Un-Furnished Let.

Council Tax: Band A

Energy Performance Rating: Band D (56)

Services: Mains Gas, Electric, Water and Drainage.

Viewing
Strictly by appointment only via sole letting agent Tarr Residential on or at 35 Fore Street, Chard, Somerset TA20 1PT.

Lettings Requirements
1 Months rent (£600.00) in advance along with 5 weeks rent (£690.00) by way of deposit to be lodged with the Deposit Protection Scheme.

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

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