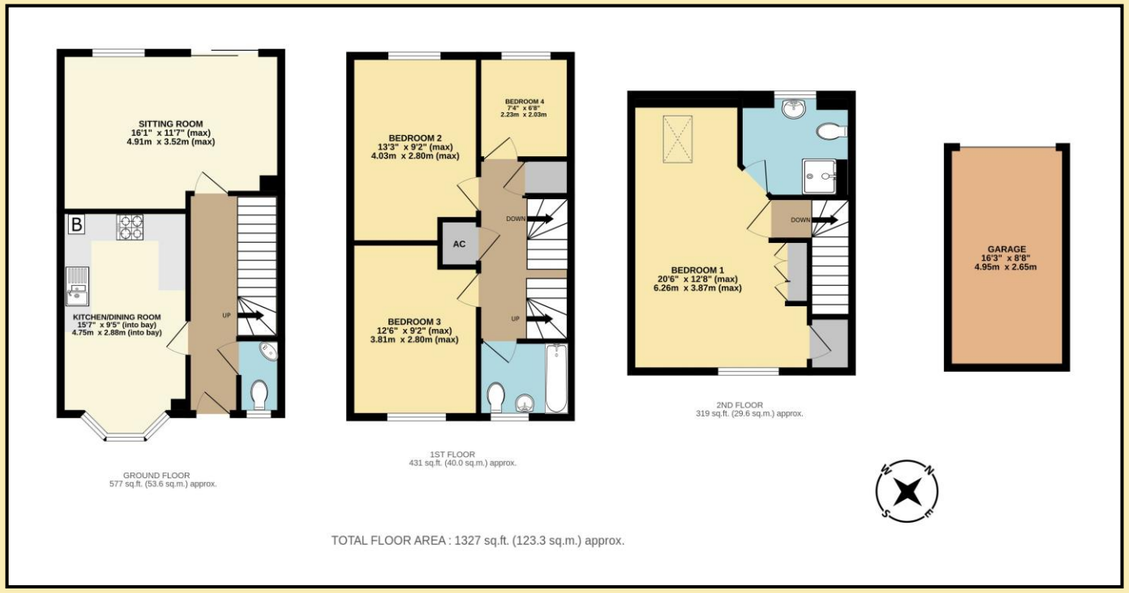
















Tenure: Freehold

Council Tax: Band C

Energy Performance Rating: C (80)

Services
Mains Gas, Electric, Water and Drainage.

Viewing
Strictly by appointment only via sole selling agent Tarr Residential on 01460 68890 or at 35 Fore Street, Chard, Somerset TA20 1PT.

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

Guide Price: £240,000

Wyatt Way, Chard, Somerset TA20 1EG

40 Wyatt Way,
Chard,
Somerset
TA20 1EG

Guide Price: £240,000







- **NO ONWARD CHAIN**
- **Modern Townhouse set over 3 Floors**
- **Edge of the Wyatt Way Development**
- **4 Bedrooms, En-Suite to Master**
- **15ft Kitchen/Dining Area with Bay Window**
- **16ft Sitting Room with Access to the Garden**
- **Entrance Hall & Cloakroom**
- **White Suite Family Bathroom**
- **Double Glazing & Gas Fired Heating**
- **Garage & Enclosed Low Maintenance Gardens**

Situated on the very edge of popular Wyatt Way development and enjoying views over the park from the front aspect is this extremely well presented 4 bedroom modern townhouse with accommodation set over 3 floors, garage and low maintenance gardens. The property comprises; good size entrance hall, cloakroom, 15ft kitchen/dining area with bay window, 16ft sitting room with access to the garden, white suite family bathroom and an en-suite shower room to the master bedroom. Further benefits from double glazing and gas fired heating.





Approach
Approached via paved steps rising to the part double glazed front door with storm canopy and outside light over.

Entrance Hall
A good size hall with stairs rising to the first floor, wood effect laminate flooring, single panel radiator, wall mounted thermostat and a smoke detector. Door to:

Cloakroom: 5' 7'' x 3' 1'' (1.69m x 0.95m)
Fitted with a white two piece suite comprising: low level WC and a wall mounted corner wash hand basin with mixer tap and tiled splash back over. Obscure double glazed window to the front aspect, wood effect laminate flooring, single panel radiator and a wall mounted electric fuse box.

Kitchen/Dining Area: 15' 7'' x 9' 5'' (4.75m x 2.88m) (into bay)
Fitted with modern range of cream fronted wall and base units, square edge worktops over and all complemented by tiled splash backs. Inset stainless steel one and a half bowl and drainer with mixer tap over. Built in electric double oven with a four burner gas hob and extractor over. Space for an upright fridge/freezer, space and plumbing for both a washing machine and dishwasher. Wall unit housing the gas fired boiler. Double glazed bay window to the front aspect over looking the park . Single panel radiator, telephone point and wood effect laminate flooring.

Sitting Room: 16' 1'' x 11' 7'' (4.91m x 3.52m) (max)
Double glazed sliding patio doors opening to the rear garden and a double glazed window to the rear aspect, TV and telephone points, a single and double panel radiators.

First Floor Landing
Stairs rise to the second floor, built in cupboard housing the hot water cylinder tank and further built in storage cupboard. Smoke alarm and doors to all first floor rooms.
Bedroom 2: 13' 3'' x 9' 2'' (4.03m x 2.80m)
Double glazed window to the rear aspect, TV and telephone points. Single panel radiator.

Bedroom 3: 12' 6'' x 9' 2'' (3.81m x 2.80m) (max)
Double glazed window to the front aspect with views over the park, TV and telephone points. Single panel radiator.

Bedroom 4: 7' 4'' x 6' 8'' (2.23m x 2.03m)
Double glazed window to the rear aspect, single panel radiator, TV and telephone points.

Bathroom: 6' 6'' x 5' 7'' (1.99m x 1.70m)
Fitted with a white three piece suite comprising panel bath with a glass screen, mixer tap and wall mounted shower attachment over. Low level WC. Wash hand basin with pedestal and mixer tap over. Part tiled walls, single panel radiator, shaver point, extractor and an obscure double glazed window to the front aspect.

Second Floor Landing
With a single panel radiator, smoke detector and a door to:

Bedroom 1: 20' 6'' x 12' 8'' (6.26m x 3.87m) (max)
Double glazed window to the front aspect with excellent views and Velux window to the rear with a built in black out blind. Two single panel radiators, built in triple wardrobe, under eaves storage cupboard, TV and telephone points, access to the roof void and a door to:

En-Suite: 8' 4'' x 7' 2'' (2.54m x 2.18m) (max)
Fitted with a white three piece suite comprising; square cubicle with a glass door and wall mounted thermostatic shower over. Wash hand basin with pedestal and mixer tap over. Low level WC. Single panel radiator, part tiled walls, shaver point, extractor and an obscure double glazed window to the rear aspect.

Garage: 16' 3'' x 8' 8'' (4.95m x 2.65m)
A single garage situated close to the main property. A pitched and tiled roof (additional storage space within the eaves) and a rolled door to the front aspect.

Outside
The outside of the property is low maintenance. The front garden is laid to decorative gravel chippings with a paved path and steps leading to the front door. A timber gate to the side gives access to:

Fully enclosed by a combination timber fencing and a high brick built wall the rear garden benefits from a paved patio accessed from the sitting room doors and leads on to an artificial lawn for ease of maintenance. Outside wall mounted light.