



Tenure: Freehold

Council Tax: Band E

Energy Performance Rating: E (49)

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.

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Guide Price: £499,950

**Station Road, Chard Junction, Nr Chard, Somerset
TA20 4QJ**

Independent Sales, Lettings and Property Management Agents

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Tarr Residential

**Oakcroft, Station Road,
Chard Junction, Nr Chard,
Somerset
TA20 4QJ**

Guide Price: £499,950

- **NO ONWARD CHAIN, In need of Modernisation**
- **Detached Property with Countryside Views**
- **3 Bedrooms**
- **Sitting Room with Bay Window & Fireplace**
- **Fitted Kitchen & Separate Dining Room**
- **27ft Conservatory with Utility Area & Garden Access**
- **First Floor White Suite Shower Room**
- **Garage & Off Road Parking for Numerous Vehicles**
- **Large Mature Gardens (approx 1 acre total plot) with Timber Workshop, Summerhouse and Greenhouses**

Situated on the edge of the village of Chard Junction and within large mature gardens of around 1 acre while enjoying far reaching countryside views from the front aspect is this detached 3 bedroom property with the added benefit of scope for further improvement/development (subject to the necessary planning permissions and/or building regulations). Off road parking for numerous vehicles, detached garage and separate large timber outbuilding with concrete base. The property comprises: entrance hall, sitting room with bay window and fireplace, separate dining room, fitted kitchen, 27ft conservatory with utility area and garden access and a first floor white suite shower room. Further benefits from double glazing and gas fired heating.



Approach

Approached via twin opening wrought iron gates giving access to the driveway, off road parking area for numerous vehicles and the garage. Two steps rise to the uPVC part double glazed front door opening to:

Entrance Hall

A good size hall with stairs rising to the first floor with a built in storage cupboard beneath. Tiled flooring, screened radiator, wall mounted thermostat, picture rail and a coved ceiling. Door to:

Cloakroom: 4' 8" x 2' 7" (1.42m x 0.78m)

Fitted with a white two piece suite comprising; low level WC and a vanity wash hand basin with mixer tap and tiled splash-back over. Obscure double glazed window to the side aspect, tile effect laminate flooring and a single panel radiator.

Sitting Room: 13' 10" x 12' 0" (4.22m x 3.66m) (into bay)

Double glazed bay window to the front aspect, feature stone open fireplace, double panel radiator and three wall light points.

Dining Room: 13' 3" x 11' 7" (4.03m x 3.53m)

A dual aspect room with two double glazed windows to the side and a further double glazed window to the front. Double panel radiator and a coved ceiling. French doors opening to the conservatory.

Conservatory: 27' 0" x 10' 6" (8.23m x 3.20m)

Overlooking the rear garden and constructed on low brick built walls with uPVC double glazed sealed units and a glass roof over. Double glazed french doors and a separate double glazed door opening to outside. Two double panel radiators and tiled effect laminate flooring. Base units with a rolled edge worktop over and space and plumbing for a washing machine. Power points.

Kitchen: 16' 2" x 7' 0" (4.92m x 2.13m)

Fitted with a modern range of light fronted wall and base units, rolled 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 Bosch double oven with a separate Bosch hob and extractor over. Integrated fridge. Floor mounted Worcester gas fired boiler. Tiled flooring, under stairs storage cupboard and a wall cupboard housing the electric consumer unit. Double glazed window to the side and a further double glazed window and door into the conservatory.



First Floor Landing

Double glazed window to the side and front aspect, single panel radiator and access to the roof void. Built in shelving.

Bedroom 1: 13' 10" x 12' 4" (4.22m x 3.77m) (into bay)

Double glazed bay window to the front aspect with superb views across the garden and fields beyond. Comprehensive range of built in wardrobes and drawer units. Double panel radiator and a coved ceiling.

Bedroom 2: 13' 5" x 10' 11" (4.10m x 3.32m)

A dual aspect room with double glazed windows to the rear over looking the garden and to the front enjoying excellent countryside views over open fields. Double panel radiator and a coved ceiling.

Bedroom 3: 9' 11" x 7' 2" (3.02m x 2.19m) (max)

Double glazed window to the rear aspect, single panel radiator, picture rail and a coved ceiling.

Shower Room: 9' 6" x 7' 0" (2.90m x 2.13m) (max)

Fitted with a modern white three piece suite comprising; corner cubicle with a glass screen, door and wall mounted thermostatic shower over. Vanity wash hand basin with mixer tap over and storage below. Low level WC. Double glazed window to the rear aspect, tiled walls, double panel radiator, wall mounted electric convector heater and recessed ceiling spotlights. Built in cupboard housing the hot water cylinder tank.

Garage: 18' 1" x 14' 1" (5.50m x 4.30m) (approx)

A detached single garage to the side aspect heading the driveway with an up and over door to the front aspect.

Large Outbuilding

A substantial timber built outbuilding located in the grounds at the rear of the property. Twin opening doors to the front aspect.

Outside

Enjoying superb countryside views from the front aspect over open fields. Accessed via twin opening wrought iron gates heading the driveway flanked on either side by lawn, leading to the off road parking area and garage. Two steps rise to the front storm porch and entrance door. The front mainly laid to lawn with mature beds and borders.

The large mature rear garden is mainly laid to grass with an excellent variety of established shrubs, apple trees and trees. The outbuilding is set to the side of the garden. All enclosed by mature hedging.