



**Tenure:** Freehold

**Council Tax:** Band C

**Energy Performance Rating:** D (59) with potential for C

**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: £325,000**

**School Lane, South Chard, Nr Chard, Somerset  
TA20 2RX**

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South Chard,  
Chard, Somerset  
TA20 2RX**

**Guide Price: £325,000**

- **NO ONWARD CHAIN**
- **Period Terraced Property set over 3 Floors**
- **Popular Village Location, close to Amenities**
- **5 Bedrooms**
- **17ft Sitting Room with Fireplace**
- **Modern Fitted Kitchen/Dining Room**
- **Entrance Porch, Rear Hall, Study & Store**
- **Cloakroom & First Floor Bathroom**
- **Double Glazing & Gas Fired Heating**
- **Mature South Facing Garden**



**Situated close to the popular village amenities of South Chard/Tatworth is this spacious 5 bedroom period stone built property with accommodation set over 3 floors and a mature south facing garden. The property approximately dates back to 1800 and was originally a corn mill and comprises; entrance porch, modern fitted kitchen/dining room, 17ft sitting room with fireplace, study, cloakroom, rear hall and store. First floor spacious landing and a three piece bathroom suite. Further benefits from double glazing and gas fired heating.**



#### **Approach**

The property is located on School Lane and approached via a wrought iron pedestrian gate heading the footpath leading to the uPVC part double glazed door opening to:

#### **Entrance Porch: 25' 9" x 4' 0" (7.84m x 1.21m)**

UPVC double glazed windows to the front aspect, wall mounted water tap and floor mounted gas meter. Further uPVC part double glazed door opening to:

#### **Kitchen/Dining Room: 14' 2" x 13' 2" (4.31m x 4.01m)**

Fitted with a modern range of light fronted wall and base units with 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 ceramic hob over. Space for an upright fridge/freezer. Wall cupboard housing the electric fusebox. Window into the porch and an exposed beam. Opening to:

#### **Inner & Rear Hall**

An inner and rear hall with stairs rising to the first floor and skylight window to the rear. Glazed door opening to outside. Double panel radiator and coat hanging hooks. Sliding door to:

#### **Store: 5' 8" x 5' 7" (1.72m x 1.69m)**

With a window into the hall and light connected.

#### **Sitting Room: 17' 1" x 14' 2" (5.20m x 4.31m) (max)**

A dual aspect room with single glazed windows into the porch and a double glazed window to the side. Feature exposed stone wall and a fireplace with a stone surround and an inset gas fire. Exposed beams, double panel radiator and three wall light points. Door to:

#### **Study: 8' 10" x 5' 8" (2.68m x 1.72m)**

With a double panel radiator and a sliding door to:

#### **Cloakroom: 4' 9" x 3' 6" (1.45m x 1.07m)**

Fitted with a white two piece suite comprising; low level WC and a pedestal wash hand basin with taps over. Obscure double glazed window to the side aspect.

#### **First Floor Landing**

A good size landing with a skylight window and a double panel radiator. Stairs rising to the second floor.

#### **Bedroom 3: 14' 9" x 13' 7" (4.49m x 4.13m)**

Two double glazed windows to the front aspect, single panel radiator, two wall light points and a telephone point.

#### **Bedroom 4: 10' 0" x 10' 0" (3.05m x 3.04m) (max)**

Dual aspect with double glazed windows to the front and side, single panel radiator, exposed beam and two wall light points. Built in deep under stairs wardrobe/cupboard. Fitted vanity unit with an inset wash hand basin.

#### **Bedroom 5: 9' 5" x 5' 10" (2.86m x 1.79m)**

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

#### **Bathroom: 10' 3" x 5' 7" (3.12m x 1.71m) (max)**

Fitted with a three piece suite comprising; panel bath with mixer tap and shower attachment over. Fitted vanity unit with an inset wash hand basin over. Low level WC. Obscure double glazed window to the side aspect, tiled walls, single panel radiator, exposed beam and a shaver point. Built in storage cupboard and a wall mounted storage cupboard.

#### **2nd Floor Landing**

With a skylight window to the front aspect and a wall light point.

#### **Bedroom 1: 15' 6" x 13' 11" (4.72m x 4.24m)**

Dual aspect with double glazed windows to the front and side with views over the village. Exposed timber beams, single panel radiator, wall light points, telephone point and a wall mounted thermostat. Built in wardrobe.

#### **Bedroom 2: 14' 8" x 12' 3" (4.46m x 3.73m) (max)**

Dual aspect with double glazed windows to the front and rear, single panel radiator, two wall light points, telephone point and access to the roof void.

#### **Outside**

The property benefits from a mature south facing garden to the front aspect. Mainly laid to grass with an apple tree and shed. A stone wall to the side forms the boundary. Rear access is available with potential for off road parking.

#### **Agents Note**

Please note: There is rights of way over the property for the use of and over the neighbouring properties.