

Chubb Court Thorndun Park Drive,Chard TA20 1GP

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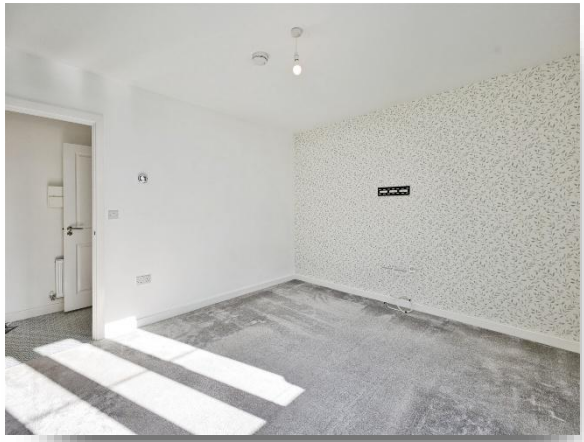
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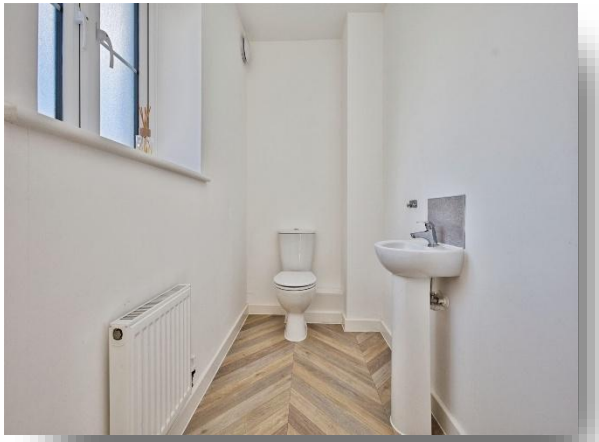
Chubb Court Thorndun Park Drive,Chard

A Stylish and Contemporary Three-Bedroom Home with Enclosed Garden and Allocated Parkin













Entrance Hall
A welcoming entrance hall providing access to the principal ground floor accommodation and staircase rising to the first floor. Space for coats and shoes with a bright and airy feel.

Cloakroom/Wc
Convenient ground floor cloakroom fitted with a low-level WC and wash hand basin, ideal for guests and everyday family use.

Lounge
A well-proportioned reception room enjoying a pleasant outlook via a large window, allowing plenty of natural light to flood the space. Offering ample room for both seating and entertainment furniture, this is an ideal room for relaxing and socialising.

Kitchen/Dining Room
A stylish and contemporary kitchen fitted with a range of modern wall and base units with complementary work surfaces incorporating a stainless steel sink unit. Integrated oven with four-ring gas hob and extractor hood over. There is space for additional appliances and a dining table, creating an excellent open-plan space for cooking and family meals. A window overlooks the rear garden whilst a glazed door provides direct access outside.

First Floor Landing
Landing providing access to all first-floor rooms together with an airing/storage cupboard and loft access.

Bedroom One
A generous double bedroom positioned to the front of the property, offering ample space for bedroom furniture and enjoying good levels of natural light.

Bedroom Two
A further spacious double bedroom with plenty of room for wardrobes and freestanding furniture, making it ideal as a principal or guest bedroom.

Bedroom Three
A comfortable single bedroom, perfect for use as a child's room, home office or study.

Family Bathroom
Fitted with a modern white suite comprising panel-enclosed bath, wash hand basin and low-level WC. An obscured window provides natural light and ventilation.

Outside
To the rear, the property enjoys an enclosed garden providing a private outdoor space ideal for al fresco dining and relaxation. Beyond the garden are allocated parking spaces, ensuring convenient off-road parking and adding to the practicality of this attractive home.

Agents Note
We may not have all material information relating to this property. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

This property is part of a large Title that includes other properties that are not included in this sale. The creation of a new Title for the property being sold will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly.

The service charge of £26.35/pcm is applicable to the property as a guide only and is subject to confirmation and possible annual increase. Please enquire with the branch at time of interest where they would be happy to check.

We have not tested any apparatus, equipment, fixtures, fittings, or connection of utility services. Any checks to working condition and suitability will be at the buyers own cost.

There is a Rent Charge associated with the title of this property. The sellers legal party is trying to obtain resolution. Interested parties must make their own enquiries and take independent legal advice to ensure the property meets their specific requirements in terms of timeframes and available finance options. Please speak with the branch for further details and they will try and obtain an update on your behalf.

Agents Note 2
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

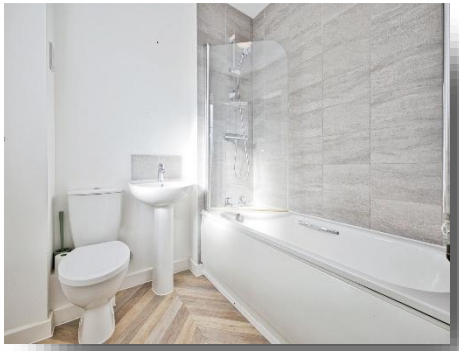
welcome to

Chubb Court Thorndun Park Drive, Chard

- Three Bedrooms
- Allocated Parking Spaces
- Cloakroom/WC
- Enclosed Rear Garden
-

Tenure: Freehold EPC Rating: B
Council Tax Band: C

£230,000









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/CRK106857

The Property Ombudsman

Property Ref:
CRK106857 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

fox & sons

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