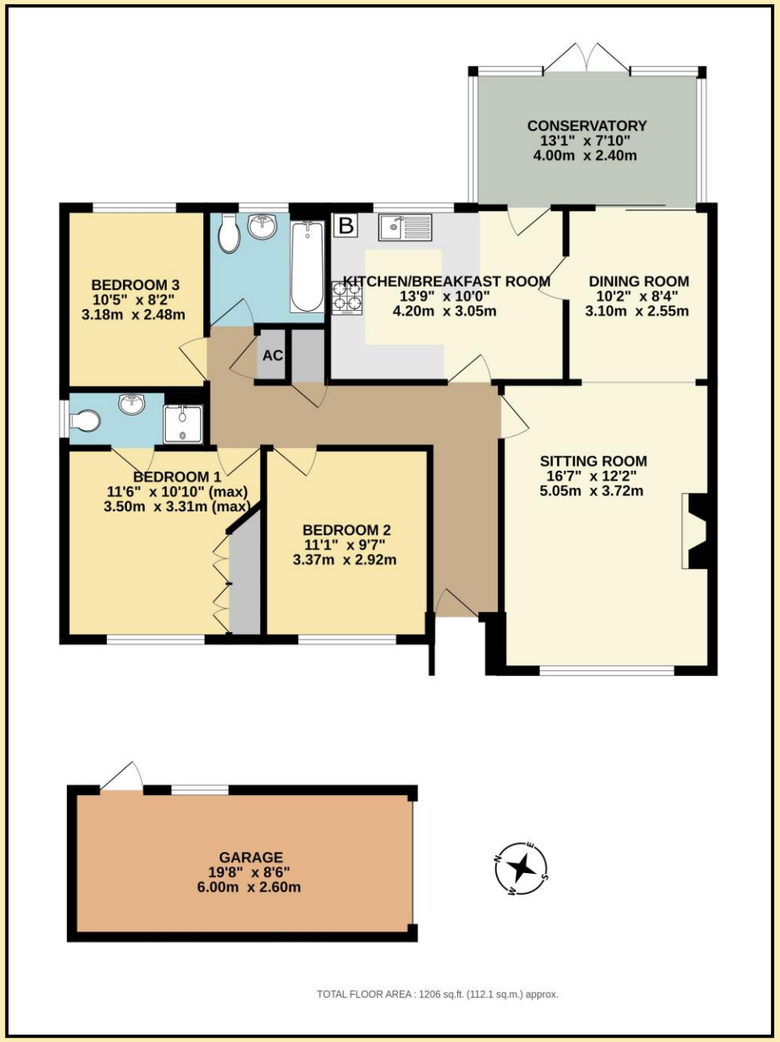












Tenure: Freehold

Council Tax: Band E

Energy Performance Rating: C (69)

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: £425,000

Woodcock Way, Chardstock, Nr Axminster, Devon EX13 7SY

T: 01460 68890
E: chard@tarrresidential.co.uk
W: www.tarrresidential.co.uk

Tarr Residential

12 Woodcock Way,
Chardstock,
Nr Axminster, Devon
EX13 7SY

Guide Price: £425,000







- **Spacious Detached Bungalow**
- **Sought After Cul-de-Sac Village Location**
- **3 Double Bedrooms, En-Suite to Master**
- **Fitted Kitchen/Breakfast Room**
- **16ft Sitting Room & Separate Dining Room**
- **Conservatory with Garden Access**
- **Modern White Suite Bathroom**
- **Double Glazing & Gas Fired Heating**
- **Detached Garage & Off Road Parking**
- **Good Size Private Mature Gardens**

Situated on a favoured cul-de-sac location in the sought-after village of Chardstock is this spacious detached 3 double bedroom bungalow with garage, off road parking and good size mature private gardens. The property comprises; entrance hall, 16ft sitting room with fireplace, separate dining room with patio doors to the conservatory, fitted kitchen/breakfast room, en-suite to the master bedroom and a modern white suite bathroom. Further benefits from double glazing and gas fired heating





Approach
The property is located on the favoured Woodcock Way cul-de-sac and enjoys a good size plot. Approached via a block paviour driveway leading to the garage and steps rising to the storm porch heading the uPVC part double glazed front door with outside light over. Opening to:

Entrance Hall
A good size hall with access to the roof void, wall mounted radiator and thermostat, wall mounted electric consumer unit. Built in cupboard housing the hot water cylinder tank and a further built in storage cupboard. Coved ceiling and a smoke detector.

Sitting Room: 16' 7'' x 12' 2'' (5.05m x 3.72m)
Double glazed window to the front aspect, feature fireplace with a marble hearth and an inset electric fire. TV and telephone points. Single panel radiator and coving. Opening to:

Dining Room: 10' 2'' x 8' 4'' (3.10m x 2.55m)
With a double panel radiator and coving. Sliding patio doors opening to the conservatory and a further door to:

Kitchen/Breakfast Room: 13' 9'' x 10' 0'' (4.19m x 3.05m)
Fitted with a range of oak 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. Built-in high level Neff double oven with a separate four burner gas hob and concealed extractor over. Space and plumbing for both a dishwasher and washing machine. Space for an upright fridge/freezer. Breakfast bar feature with space for seating under. Wall mounted Vaillant gas fired boiler. Double glazed window to the rear aspect over looking the garden, single panel radiator and a tiled floor. Door to:

Conservatory: 13' 1'' x 7' 10'' (4.00m x 2.40m)
Constructed off low brick built walls with uPVC double glazed sealed units over and a glass roof. Double glazed french doors opening to the garden.

Bedroom 1: 11' 6'' x 10' 10'' (3.50m x 3.31m) (max)
Double glazed window to the front aspect, two built in double wardrobes, single panel radiator and a telephone point. Door to:

En Suite: 8' 2'' x 3' 5'' (2.50m x 1.03m)
Fitted with a white three piece suite comprising; square cubicle with a glass bi-folding door and a wall mounted thermostatic shower over. Wash hand basin and pedestal with taps over. Low level WC. Obscure double glazed window to the side aspect, part tiled walls, double panel radiator, shaver point and an extractor.

Bedroom 2: 11' 1'' x 9' 7'' (3.37m x 2.92m)
Double glazed window to the front aspect and a single panel radiator.

Bedroom 3: 10' 6'' x 8' 2'' (3.19m x 2.50m)
Double glazed window to the rear aspect over looking the rear garden and a single panel radiator.

Bathroom: 6' 11'' x 6' 11'' (2.12m x 2.11m)
Fitted with a white three piece suite comprising; panel bath with a wall mounted thermostatic shower over. Wash hand basin and pedestal with taps over. Low level WC. Fully tiled walls and non-slip flooring. Obscure double glazed window to the rear aspect, shaver point, double panel radiator and an extractor.

Garage: 19' 7'' x 8' 6'' (5.98m x 2.59m)
A detached single garage with a pitched and tiled roof (providing additional storage space within the eaves). Up and over electric door to the front aspect heading the driveway. Double glazed window and part double glazed access door to the side aspect. Power and light connected.

Outside
The property is located on the sought after development of Woodcock Way with similar neighbouring detached properties. A block paviour driveway heads the garage and steps rise to the storm porch and front door. The front garden is mainly laid to areas of lawn with mature shrubs and trees. A timber gate to the side gives access to:

The tiered rear garden is of a very good size, well kept and enjoys a high degree of privacy. A paved patio is accessed from the conservatory doors and leads on to the lawn, beds and borders are filled with a good variety of mature shrubs and plants. A feature pond is located close to the rear boundary and is over looked by the summerhouse. Timber Shed. Outside water tap. All enclosed by timber fencing.