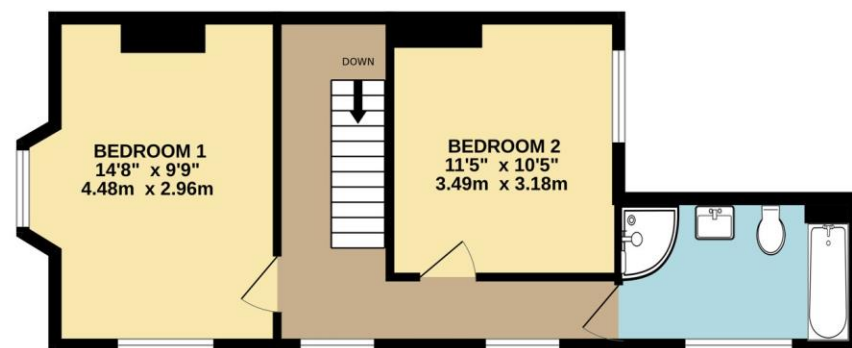
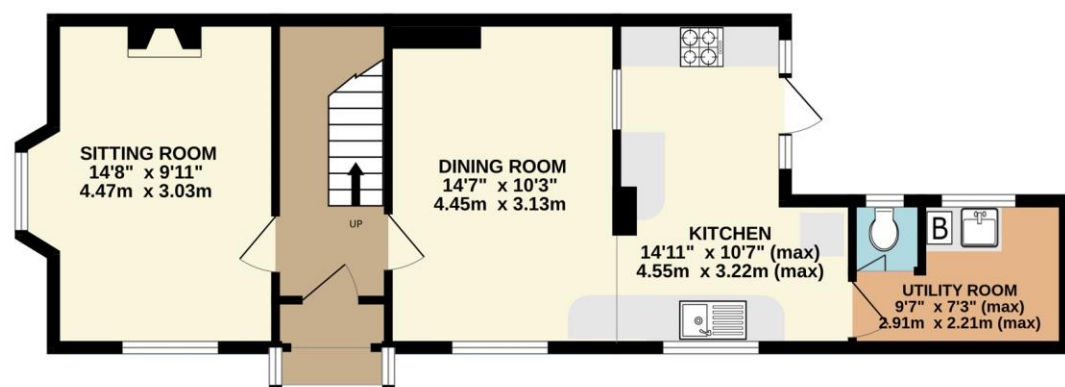




1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



GROUND FLOOR
569 sq.ft. (52.8 sq.m.) approx.

TOTAL FLOOR AREA : 1005 sq.ft. (93.4 sq.m.) approx.

Tenure: Freehold

Council Tax: Band A

Energy Performance Rating: D (59)

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: £230,000

Coronation Street, Chard, Somerset TA20 2ER

Independent Sales, Lettings and Property Management Agents

Tarr Residential Ltd Company Number 07042284 trading as Tarr Residential. Registered at 35 Fore Street, Chard, Somerset TA20 1PT

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Tarr Residential

**39 Coronation Street,
Chard,
Somerset
TA20 2ER**

Guide Price: £230,000

- **Great Size, Modernised End of Terrace Property**
- **Easy Access to the Town Centre**
- **2 Double Bedrooms**
- **Dual Aspect Sitting Room & Separate Dining Area**
- **Modern Fitted Kitchen & Utility Room**
- **Entrance Hall & WC**
- **First Floor 4 Piece White Suite Bathroom**
- **Double Glazing & Gas Fired Heating**
- **Gated Off Road Parking**
- **Enclosed Low Maintenance Garden**

Situated within easy reach of the town centre amenities is this great size end of terrace 2 double bedroom property with the added benefit of off road parking. The extremely well presented and updated throughout property comprises: storm porch, entrance hall, dual aspect sitting room, separate dining room, modern fitted kitchen, utility room, WC and a first floor 4 piece white suite bathroom. Further benefits from double glazing, gas fired heating via a combination boiler and an enclosed low maintenance garden.



Approach

Approached from the main public footpath to a pedestrian gate giving access to the storm porch heading the uPVC front door opening to:

Entrance Hall

With stairs rising to the first floor, laminate flooring, double panel radiator and the electric consumer unit. Under stairs storage area.

Sitting Room: 14' 8" x 9' 11" (4.47m x 3.03m)

A dual aspect room with a double glazed bay window to the side and a further double glazed window to the front. Feature decorative fireplace with space for an electric log burner style fire. Engineered wood flooring, picture rail, modern wall mounted radiator and a TV point.

Dining Area: 14' 7" x 10' 3" (4.45m x 3.13m)

Double glazed window to the front aspect, double panel radiator and a picture rail. Engineered wood flooring continuing through the kitchen. Feature sashed window frame and large opening to:

Kitchen: 14' 11" x 10' 7" (4.55m x 3.22m) (max)

Fitted with a modern range of white fronted shaker style soft closing wall and base units, granite effect worktops over and all complemented by tiled splash backs. Larder unit. Inset stainless steel bowl and drainer with an adjustable mixer tap over. Built in oven with a stainless steel four burner gas hob and chimney style extractor over. Space for an under counter fridge. Engineered wood flooring, single panel radiator and recessed ceiling spotlights. Double glazed windows to the front and side aspects and a double glazed door opening to the garden. Door to:

Utility Room: 9' 7" x 7' 3" (2.91m x 2.21m)

Fitted with a base unit, worktop over and an inset stainless steel bowl with mixer tap over. Space and plumbing for a washing machine and space for a freezer. Wall mounted Ideal gas fired combination boiler. Double glazed windows to the front and rear, double panel radiator, original quarry tiled flooring and recessed ceiling spotlights. Bi-folding door to:

WC: 3' 2" x 3' 1" (0.97m x 0.95m)

Fitted with a low level WC. Obscure double glazed window to the rear aspect, engineered wood flooring and a single panel radiator.

First Floor Landing

A good size landing with two double glazed windows to the front aspect, double panel radiator and access to the roof void.

Bedroom 1: 14' 8" x 9' 9" (4.48m x 2.96m)

Dual aspect with a double glazed bay window to the side and a further double glazed window to the front. Double panel radiator.

Bedroom 2: 11' 5" x 10' 5" (3.49m x 3.18m)

Double glazed window to the side aspect, built in wardrobe and a double panel radiator.

Bathroom: 9' 7" x 6' 9" (2.91m x 2.07m)

Updated with modern white four piece suite comprising; double cubicle with a glass door and wall mounted electric shower over. Panel bath with a central mixer tap and shower attachment over. Pedestal wash hand basin with mixer tap over and a low level WC. Obscure double glazed window to the front aspect, chrome ladder style heated towel rail, tiled flooring and an extractor.

Outside

The outside of the property is well kept, low maintenance and benefits from a block paved off road parking area accessed via twin opening timber gates.

The side kitchen door opens to a hardstanding patio with space for seating and leads on to artificial grass for ease of maintenance. Outside water tap and all enclosed.