



**Tenure:** Freehold

**Council Tax:** Band B

**Energy Performance Rating:** C (75)

#### 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: £260,000**

**Helmstedt Way, Chard, Somerset TA20 1DQ**

Independent Sales, Lettings and Property Management Agents  
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**Tarr Residential**



18 Helmstedt Way,  
Chard,  
Somerset  
TA20 1DQ

Guide Price: £260,000

- Extended Semi Detached Property
- Cul-de-Sac on Glynswood
- 3 Double Bedrooms
- Dressing Room to Master Bedroom
- 22ft Fitted Kitchen/Dining Area
- Separate Sitting Room
- Cloakroom & White Suite Bathroom
- Gas Fired Heating & Double Glazing
- Garage & Off Road Parking
- Enclosed South Facing Garden with Patio

Situated within the Helmstedt Way cul-de-sac on the ever popular Glynswood development is this modern and extended 3 double bedroom semi detached property with garage, off road parking and an enclosed south facing garden with patio. The property comprises; entrance hall, sitting room, 22ft kitchen/dining area with access to the garden, cloakroom, dressing room to the master bedroom and an updated white suite bathroom. Further benefits from double glazing and gas fired heating.



#### Approach

Approached via the off road parking area and steps rising to the composite front door with storm canopy over. Opening to:

#### Entrance Hall

With stairs rising to the first floor, single panel radiator and a telephone point. Laminate flooring continuing through to:

#### Sitting Room: 14' 6" x 10' 9" (4.42m x 3.28m) (max)

Double glazed window to the front aspect, single panel radiator and a TV point. Built in under stairs storage cupboard housing the electric consumer unit. Opening to:

#### Kitchen/Dining Area: 22' 4" x 7' 11" (6.81m x 2.41m) (max)

Fitted with a range of grey 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. Space for an electric cooker with an extractor over. Space and plumbing available for a washing machine, dishwasher and tumble dryer. Space for a large fridge/freezer. Two double glazed window to the rear aspect, double glazed french doors opening to the patio and garden. Modern wall mounted radiator and an internal access door to the garage. Further door to:

#### Cloakroom: 4' 2" x 3' 9" (1.28m x 1.14m)

Fitted with a white two piece suite comprising; low level WC and a vanity unit with an inset wash hand basin over. Recessed ceiling spotlights.

#### First Floor Landing

With access to the roof void and doors to all first floor rooms. Built in storage cupboard.

#### Bedroom 1: 14' 10" x 7' 2" (4.52m x 2.19m)

Double glazed window to the front aspect, single panel radiator, TV point and a recessed ceiling spotlights. Door to:

#### Dressing Room: 7' 3" x 5' 4" (2.21m x 1.62m)

With a double glazed window to the rear aspect.

#### Bedroom 2: 11' 9" x 11' 5" (3.57m x 3.47m) (max)

Double glazed window to the front aspect, single panel radiator and a TV aerial point. Built in wardrobe and cupboard.

#### Bedroom 3: 11' 0" x 7' 9" (3.35m x 2.36m) (max)

Double glazed window to the rear aspect, laminate flooring and a single panel radiator.

#### Garage: 15' 10" x 7' 5" (4.83m x 2.26m) (max)

An integral single garage with an up and over door to the front aspect heading the driveway. Steps rising to the internal door to the main property. Power and light connected.

#### Outside

The front of the property is low maintenance, laid to hardstanding to provide off road parking for two vehicles heading the garage. Steps rise to the front door.

The rear garden enjoys a south facing aspect and a good degree of privacy. A good size paved patio is accessed from the dining area doors and leads on to the main lawn bordered by beds filled with an excellent variety of mature shrubs, plants and flowers. Outside water tap, light and external power point. All enclosed by timber fencing.