



**Tenure:** Freehold

**Council Tax:** Band B

**Energy Performance Rating:** C (71)

**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: £250,000**

**Bondfield Way, Chard, Somerset TA20 1LE**

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

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**Tarr Residential**

**23 Bondfield Way,  
Chard,  
Somerset  
TA20 1LE**

**Guide Price: £250,000**



- **NO ONWARD CHAIN**
- **Spacious Modern End of Terrace Property**
- **End of Cul-de-Sac Location**
- **3 Good Size Bedrooms**
- **15ft Sunroom Over Looking the Garden**
- **17ft Kitchen/Dining Room & Sitting Room**
- **Cloakroom & White Suite Bathroom**
- **Entrance Porch & Inner Hall**
- **Double Glazing & Gas Fired Heating**
- **Enclosed Garden Backing onto a Field & Off Road Parking**



**Situated at the end of a cul-de-sac on Bondfield Way and a rear garden backing onto a field is this modern, spacious end of terrace property with 3 good size bedrooms and off road parking. The extremely well presented property comprises; entrance porch, inner hall, cloakroom, sitting room, 17ft fitted kitchen/dining room, sunroom over looking the rear garden and a first floor white suite bathroom. Further benefits from double glazing and gas fired heating.**

**Entrance Porch:** 5' 11" x 2' 11" (1.81m x 0.88m)

The property is located at the end of the Bondfield Way cul-de-sac and is approached via the pathway leading to the sliding door opening to the entrance porch with laminate flooring and a store cupboard. Further glazed door with side panel opening to:

**Inner Hall**

With stairs rising to the first floor, tiled effect flooring, wall mounted and updated electric consumer unit. Built in under stairs storage cupboard and a coved ceiling. Door to:

**Cloakroom:** 5' 3" x 2' 7" (1.61m x 0.80m)

Fitted with a white two piece suite comprising; wall mounted corner wash hand basin with taps and splash back over. Low level WC. Obscure double glazed window to the front aspect, single panel radiator and laminate flooring.

**Sitting Room:** 14' 5" x 11' 1" (4.40m x 3.38m)

Double glazed window to the front aspect, double panel radiator and a TV point.

**Kitchen/Dining Room:** 17' 2" x 11' 4" (5.24m x 3.45m)

Fitted with a modern range of light wood 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. Space for a gas cooker. Space and plumbing for both a washing machine and tumble dryer. Space for an upright fridge/freezer. Tiled flooring and a double panel radiator. Double glazed window and french doors opening into:

**Sunroom:** 15' 4" x 10' 1" (4.68m x 3.08m)

Over looking the garden with and insulated roof, two roof skylight windows, double glazed windows to the rear and side aspects, double glazed door opening to the patio. Wood plank effect tiled flooring, single panel radiator, TV point and power points. Built in cupboard housing the Worcester gas fired boiler.

**First Floor Landing**

With access to the roof void, built in cupboard housing the hot water cylinder tank and immersion heater. Single panel radiator, smoke detector and a coved ceiling.

**Bedroom 1:** 12' 10" x 11' 2" (3.91m x 3.40m) (max)

Double glazed window to the front aspect, double panel radiator and built in wardrobe spanning the full width of the room with sliding mirror fronted doors.

**Bedroom 2:** 11' 7" x 11' 2" (3.54m x 3.40m) (max)

Double glazed window to the rear aspect with views over fields. Double panel radiator and a TV aerial point.

**Bedroom 3:** 9' 0" x 8' 10" (2.74m x 2.68m) (max)

Double glazed window to the front aspect, single panel radiator and a built in cupboard.

**Bathroom:** 7' 2" x 5' 7" (2.18m x 1.70m)

Fitted with a white three piece suite comprising; panel bath with mixer tap and wall mounted Bristan electric shower over. Pedestal wash hand basin with taps over. Low level WC. Wall tiling to splash prone areas, obscure double glazed window to the rear aspect and a single panel radiator.

**Garden Store:** 11' 10" x 6' 7" (3.60m x 2.00m) (max)

Providing useful storage and situated to the corner of the rear garden, block built with an access door to the front aspect.

**Outside**

The outside of the property is well maintained and benefits from off road parking to the side. A path leads to the main entrance door. The front garden is mainly laid to a sloping lawn.

The west facing rear garden backs on to a field, enjoys a very high degree of privacy and is relatively low maintenance. A paved patio is accessed from the sunroom door with a path and steps leading to the garden store to one corner at the rear boundary. An artificial lawn is bordered by beds filled with a good variety of mature low plants and shrubs. External power point and water tap. All fully enclosed by fencing.