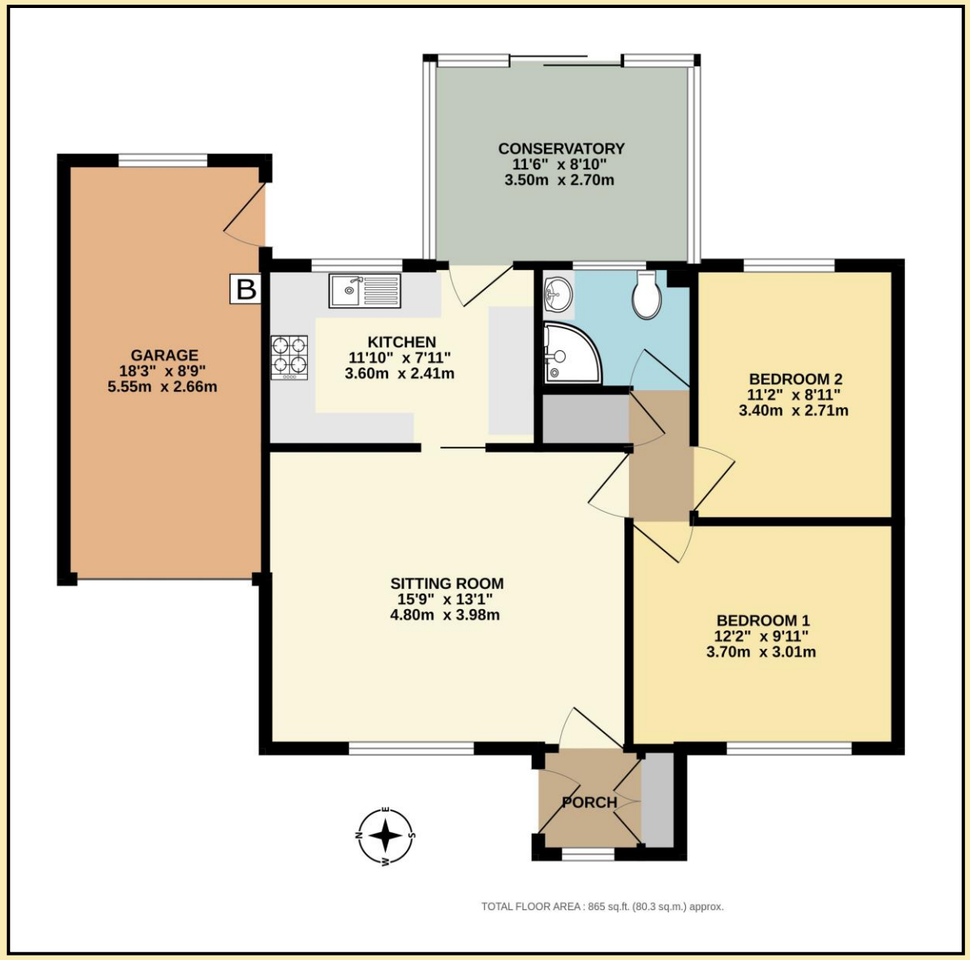

Tenure: Freehold

Council Tax: Band C

Energy Performance Rating: D (62)

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: £290,000

Manor Farm, Chard, Somerset TA20 2EB

24 Manor Farm,
Chard,
Somerset
TA20 2EB

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- **NO ONWARD CHAIN**
- **Link Detached 2 Double Bedroom Bungalow**
- **Quiet Tucked Away Position in Cul-de-Sac**
- **Modern Fitted Kitchen**
- **Sitting Room with Fireplace**
- **Inner Hall & Conservatory with Garden Access**
- **White Suite Shower Room**
- **Double Glazing & Gas Fired Heating via a Combination Boiler**
- **Garage & Off Road Parking**
- **Enclosed Private Rear Garden with Patio**

Situated in a tucked away position at the end of the Manor Farm cul-de-sac and within an easy walk to the town centre is this extremely well presented 2 double bedroom link detached bungalow with garage and off road parking. The property comprises; entrance porch, sitting room with fireplace, modern fitted kitchen, conservatory with garden access, inner hall and an updated white suite shower room. Further benefits from gas fired heating, double glazing and an enclosed private rear garden.

Approach
The property is in a quiet tucked away position of Manor Farm and is approached via the driveway and three steps rising to the uPVC part double glazed front door opening to:

Entrance Porch: 4' 8'' x 4' 3'' (1.43m x 1.30m)
With a double glazed window to the front aspect, single panel radiator, built in storage cupboard (housing the electric consumer unit), textured and coved ceiling. Door to:

Sitting Room: 15' 9'' x 13' 1'' (4.80m x 3.98m)
Double glazed window to the front aspect with a deep sill. Feature fireplace with a stone surround and an inset gas coal effect fire (currently disconnected). Double panel radiator, wall mounted thermostat, TV and telephone points, wall light point, textured and coved ceiling.

Kitchen: 11' 10'' x 7' 11'' (3.60m x 2.41m)
Fitted with a modern range of cream 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 an electric cooker with a Hotpoint stainless steel chimney style extractor over. Space and plumbing for a slimline dishwasher. Space for an under counter fridge and separate freezer. Double glazed window to the rear aspect, chrome ladder style heated towel rail, textured and coved ceiling with recessed spotlights. uPVC double glazed door opening to:

Conservatory: 11' 6'' x 8' 10'' (3.50m x 2.70m)
Constructed on low built walls with uPVC double glazed sealed units and polycarbonate roof over. Sliding double glazed doors opening to the garden, two double panel radiators, power points and a TV aerial point.

Inner Hall
With access to the roof void with light via a fitted loft ladder, built in storage cupboard. Smoke detector and a textured ceiling.

Bedroom 1: 12' 2'' x 9' 11'' (3.70m x 3.01m)
Double glazed window to the front aspect, single panel radiator, telephone point, textured and coved ceiling.

Bedroom 2: 11' 2'' x 8' 11'' (3.40m x 2.71m)
Double glazed window to the rear aspect, single panel radiator, TV point, textured and coved ceiling.

Shower Room: 6' 9'' x 5' 5'' (2.06m x 1.66m)
Fitted modern white three piece suite comprising; corner cubicle with glass screen and wall mounted thermostatic shower over. Vanity unit with an inset wash hand basin over and storage below. Comfort style WC. Tiled walls, automatic sensor light, chrome ladder style heated towel rail, extractor and an obscure double glazed window into the conservatory.

Garage: 18' 3'' x 8' 9'' (5.55m x 2.66m)
An attached single garage with a pitched and tiled roof (providing additional storage space within the eaves). Electric roller door to the front aspect heading the off road parking area. uPVC part double glazed side access door from the rear garden, single glazed window to the rear. Wall mounted Baxi gas fired combination boiler. Space and plumbing for a washing machine, power and light connected.

Outside
The outside of the property is well kept and benefits from off road parking heading the garage and a further block paved space to the front aspect. Three steps rise to the front door. The garden is laid mainly to lawn. A path at the side of the property leads to a timber gate giving access to:

The rear garden enjoys a very high degree of privacy and is fully enclosed by a combination of stone walling and timber fencing. A good size paved patio is accessed from the conservatory doors and leads onto the main lawn with a border filled with a good variety of low shrubs and plants. Space for a greenhouse. Outside water tap. Outside sensor lights.