



**Service Charge**

A service charge of £64.33 per month is payable to ABRI and includes Building Insurance. Ground Rent £10.00 per annum.

**Tenure:** Leasehold. 125 year Lease from 16th August 2019.

**Council Tax:** Band A

**Energy Performance Rating:** C (73)

**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: £155,000**

**Fawcus Place, Chard, Somerset TA20 1LW**

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Chard,  
Somerset  
TA20 1LW**

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- **NO ONWARD CHAIN**
- **Beautifully Presented Modern Maisonette**
- **Easy Walk to the Town Centre**
- **2 Double Bedrooms**
- **Sitting Room & Separate Dining Area**
- **Fitted Kitchen**
- **White Suite Bathroom with Separate WC**
- **Entrance Hall & First Floor Landing**
- **Double Glazing with Hillarys Fitted Blinds & Electric Heating**
- **Private Balcony**



**A beautifully presented 2 double bedroom maisonette, all situated within an easy walk to the Chard town centre. The property comprises; entrance hall, fitted kitchen, sitting room with fireplace and access to the balcony, separate dining area, first floor white suite bathroom and a separate WC. Further benefits from modern electric heating and double glazing with Hillarys fitted blinds.**

**IDEAL INVESTMENT or FIRST TIME BUY**

#### **Approach**

Approached via steps and a path leading to the composite front door, opening to:

#### **Entrance Hall**

With stairs rising to the first floor with a built in under stairs cupboard beneath. Dimplex electric night storage heater, tiled flooring, smoke detector and a coved ceiling.

#### **Kitchen: 8' 10" x 8' 8" (2.68m x 2.64m)**

Fitted with a modern range of grey 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 extractor over. Space and plumbing for a washing machine and space for an upright fridge/freezer. Built-in storage cupboard housing the electric consumer unit. Double glazed window to the rear aspect and a wall mounted electric heater.

#### **Sitting Room: 13' 6" x 11' 5" (4.12m x 3.47m)**

Large double glazed window to the front aspect, attractive feature fireplace with an inset electric fire. Dimplex electric night storage heater, part wood panelled wall, TV point and a double glazed door opening to the balcony on the front aspect. Laminate flooring continuing through to:

#### **Dining Area: 7' 8" x 7' 5" (2.34m x 2.25m)**

Double glazed window to the front aspect and a good size built-in storage cupboard. Dimplex night storage heater and a coved ceiling. Door to the kitchen.

#### **First Floor Landing**

With a double glazed window to the rear aspect, Dimplex electric night storage heater, built-in cupboard housing the hot water cylinder tank and immersion heater. Access to the roof void and a coved ceiling.

**Bedroom 1: 13' 6" x 11' 6" (4.12m x 3.50m) (max)**  
Double glazed window to the front aspect and a Dimplex electric night storage heater. Coved ceiling.

**Bedroom 2: 10' 8" x 9' 11" (3.24m x 3.03m) (max)**  
Double glazed window to the front aspect, Dimplex electric night storage heater and a coved ceiling.

**Bathroom: 5' 6" x 5' 5" (1.67m x 1.66m)**  
Fitted with a modern white two piece suite comprising; panel bath with mixer tap and wall mounted Mira electric shower over. Vanity unit with an inset wash hand basin over and storage below. Tiled walls and flooring, chrome heated towel rail, wall mounted electric heater, coved ceiling and an obscure double glazed window to the rear aspect.

**WC: 5' 5" x 2' 9" (1.66m x 0.83m)**  
Fitted with a white low level WC. Obscure double glazed window to the rear aspect, tiled floor and coving.

#### **Outside**

The property benefits from communal grounds.