



Tenure: Freehold

Council Tax: Band D

Energy Performance Rating: F (37)

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.

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Guide Price: £275,000

**Laurel Villas, Post Office Lane, South Chard,
Nr Chard, Somerset TA20 2PH**

Independent Sales, Lettings and Property Management Agents
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Tarr Residential

2 Laurel Villas,
Post Office Lane, South Chard,
Nr Chard, Somerset
TA20 2PH

Guide Price: £275,000

- NO ONWARD CHAIN
- Attractive Period Semi Detached Property
- Popular Village Centre Location
- Now in Need of Modernisation
- 3 Bedrooms
- 24ft Dual Aspect Sitting Room with Fireplace
- Kitchen, Utility Room & Separate Dining Room
- Ground Floor Shower Room & First Floor WC
- Gas Fired Heating
- Off Road Parking, Carport & Private Enclosed Rear Garden

Situated on Post Office Lane of the highly popular village of Tatworth/South Chard and close to the village amenities is this most attractive period semi detached 3 bedroom property with the added benefit of off road parking and an enclosed private garden. Now in need of some modernisation the spacious property comprises; entrance porch, inner hallway, 24ft dual aspect sitting room with open fireplace, separate dining room, fitted kitchen, utility room, rear hall with access to the ground floor shower room. First floor landing and first floor WC. Further benefits from gas fired heating.



Approach

The property is located in the village centre of Tatworth, close to amenities and approached via wrought iron gates opening to the off road parking area and carport. A uPVC double glazed door opens to a good size glazed porch to the front and side aspects. Wooden part glazed door opens to:

Entrance Hall

A spacious hall with stairs rising to the first floor, double panel radiator and a deep built in under stairs storage cupboard. Further part glazed door opening to the porch. Door to:

Sitting Room: 24' 7" x 11' 10" (7.50m x 3.60m)

A dual aspect room with a single glazed sash window to the front and a further single glazed window to the rear. Feature part wood panelled walls, period open fireplace with a tiled hearth, a double and single panel radiator. Coved ceiling.

Dining Room: 11' 7" x 9' 5" (3.54m x 2.87m)

Single glazed window to both side aspects, feature period fireplace, single panel radiator and wall light points. Door to the inner hall and:

Kitchen: 11' 4" x 8' 8" (3.45m x 2.63m)

Fitted with a range of white fronted wall and base units, rolled edge worktops over and all complemented by tiled splash backs. Inset ceramic one and a half bowl and drainer with mixer tap over. Space for a gas cooker with a stainless steel chimney style extractor over. Space and plumbing for a slim line dishwasher. Access to the roof void, single panel radiator, tiled flooring and a single glazed window to the side aspect. Door to:

Utility Room: 9' 4" x 5' 9" (2.85m x 1.75m)

Fitted with wall and base units, rolled edge worktops over and tiled splash backs. Inset stainless steel bowl and drainer with mixer tap over. Wall mounted Vaillant gas fired boiler. Space and plumbing for both a washing machine and tumble dryer and space for a fridge/freezer. Single glazed window to the rear aspect and a part glazed door opening to the garden.

Inner Hall

With a built in cupboard housing the hot water cylinder tank and a single glazed window to the side aspect. Door to:

Shower Room: 8' 0" x 5' 9" (2.43m x 1.76m)

Fitted with a white three piece suite comprising; double cubicle with a glass screen, door and wall mounted thermostatic shower over. Pedestal wash hand basin with taps and splash back over. Low level WC. Obscure single glazed window to the rear aspect and a single panel radiator.

First Floor Landing

A good size landing with a single glazed sash window to the front aspect. Doors to all first floor rooms and:

Bedroom 1: 11' 11" x 9' 7" (3.62m x 2.92m)

Single glazed sash window to the front aspect, single panel radiator and mirror fronted wardrobes spanning the full length of the room. TV aerial point.

Bedroom 2: 12' 1" x 9' 7" (3.69m x 2.93m)

Single glazed window to the rear aspect, single panel radiator, built in double wardrobe with sliding mirror doors and a further storage cupboard.

Inner Landing

With access to:

WC: 5' 1" x 2' 9" (1.56m x 0.84m)

Fitted with a low level WC and a vanity wash hand basin with mixer tap and tiled splash back over, storage cupboard below.

Bedroom 3: 8' 0" x 5' 9" (2.43m x 1.76m)

Single glazed window to the side aspect and a single panel radiator. High level built in storage cupboards.

Outside

The property is located on Post Office Lane and is approached via wrought iron gates giving access to the off road parking area and car-port. The garden is laid to gravel chippings with beds planted with a variety of established shrubs and enclosed by railings. A gate from the car-port gives access to:

The rear garden enjoys a high degree of privacy and is mainly laid to lawn. A patio area can be accessed from the utility room door and extends to the side of the property with space for additional seating and a pond feature. Spaces for a timber shed and greenhouse. all enclosed by high level stone walling.