



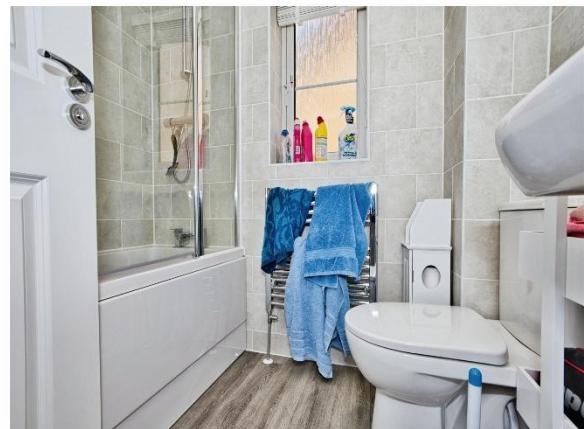
**Spool Mead, Chard TA20 1GY**

fox & sons

**welcome to**

## **Spool Mead, Chard**

A modern four bedroom detached house set on a new development in this popular residential area. The property offers accommodation including a kitchen/diner, downstairs cloakroom and master bedroom en suite. Outside there is an enclosed rear garden, a garage and driveway parking.



## Ground Floor

### Entrance Hall

Double glazed door to front. Under stairs cupboard. Radiator.

### Cloakroom

Side aspect double glazed window. Fitted with a WC and wash hand basin. Part tiled. Heated towel rail.

### Living Room

16' 5" x 10' 9" ( 5.00m x 3.28m )

Front aspect double glazed window. Fitted carpet. TV point. Radiator.

### Kitchen / Diner

18' 1" x 11' 1" ( 5.51m x 3.38m )

Rear aspect double glazed window. Fitted base and wall units. Work surfaces incorporating a one and a half bowl sink and drainer. Integrated cooker/gas hob with cooker hood over. Space for dishwasher. Boiler cupboard/pantry. Double glazed doors to rear. Radiator.

## First Floor

### Landing

Cupboard. Access to loft. Fitted carpet. Radiator.

### Bedroom 1

11' 8" x 9' ( 3.56m x 2.74m )

Front aspect double glazed window. Fitted wardrobe. Fitted carpet. TV point. Radiator.

### En Suite

Fitted with a shower cubicle, wash hand basin and WC. Fully tiled. Shaver point. Extractor fan. Heated towel rail.

### Bedroom 2

9' 10" max into wardrobe x 9' 3" ( 3.00m max into wardrobe x 2.82m )

Rear aspect double glazed window. Fitted wardrobe. Fitted carpet. Radiator.

### Bedroom 3

8' 9" max into wardrobe x 7' 2" ( 2.67m max into wardrobe x 2.18m )

Front aspect double glazed window. Fitted wardrobe. Fitted carpet.

### Bedroom 4

8' 6" x 6' 8" ( 2.59m x 2.03m )

Rear aspect double glazed window. Fitted carpet. Radiator.

### Bathroom

Fitted with a white suite comprising a panelled bath with shower over, wash hand basin and WC. Extractor fan. Heated towel rail.

## Outside

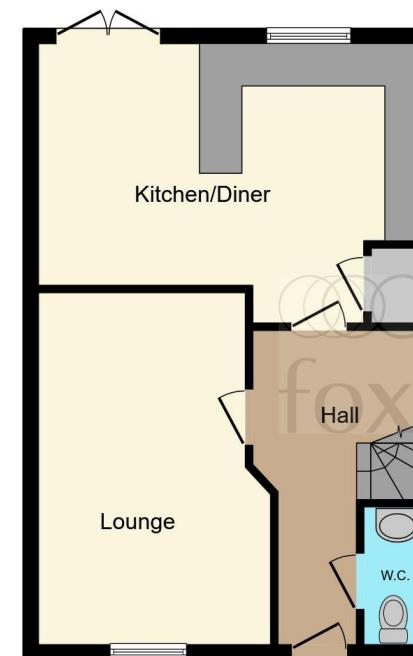
At the front of the house there is an area of garden planted with shrubs, a driveway provides parking and leads to the garage. The enclosed rear garden is mainly laid to lawn with a patio and a bed of shrubs.

### Garage

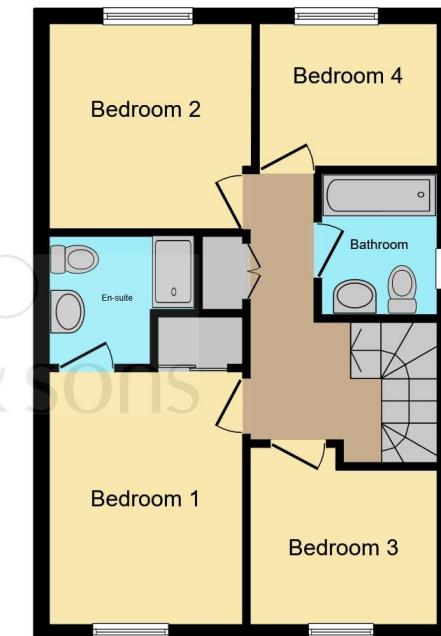
With up-and-over door.

### Agents Note

The solar panels are owned outright.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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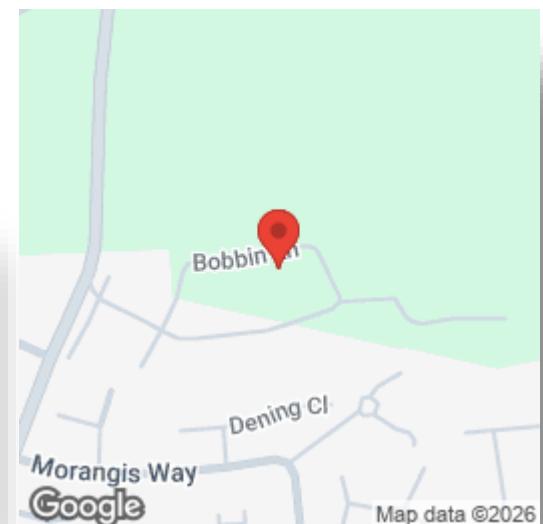
## Spool Mead, Chard

- Detached House
- Four Bedrooms
- Kitchen / Diner
- Master Bedroom En Suite
- Enclosed Rear Garden
- Garage And Driveway Parking
- Solar Panels
- Seven Years Remaining NHBC

Tenure: Freehold EPC Rating: A

Council Tax Band: D

# £320,000



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Please note the marker reflects the postcode not the actual property



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