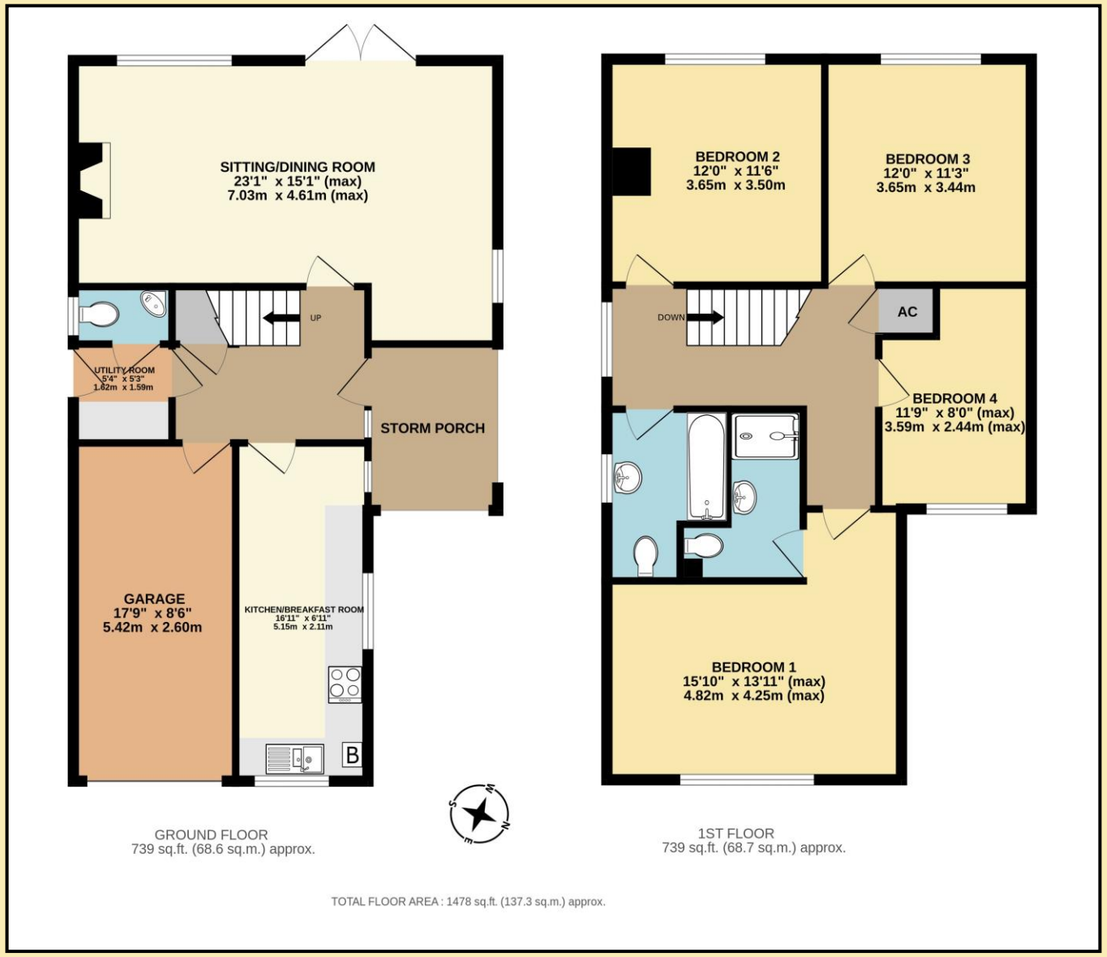

Tenure: Freehold

Council Tax: Band E

Energy Performance Rating: TBA

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: £395,000

Abbey Close, Tatworth, Nr Chard, Somerset TA20 2LD

4 Abbey Close,
Tatworth, Nr Chard,
Somerset
TA20 2LD

Guide Price: £395,000

- **NO ONWARD CHAIN**
- **Modern Detached Spacious Property**
- **Quiet Cul-de-Sac in a Village Location**
- **4 Double Bedrooms, En-Suite to Master**
- **23ft Sitting/Dining Room with Garden Access**
- **Kitchen/Breakfast Room & Utility Room**
- **Entrance Hall, Cloakroom & Family Bathroom**
- **Gas Fired Heating & Double Glazing**
- **Garage & Off Road Parking**
- **Well Kept Front & Good Size Rear Gardens**

Situated within the quiet cul-de-sac location of Abbey Close in the highly popular village of Tatworth, Nr Chard is this modern spacious 4 double bedroom detached property with garage, off road parking, well maintained front and enclosed good size west facing rear garden with patio. The property comprises: storm porch, good size entrance hall, 23ft dual aspect sitting room with fireplace and garden access, fitted kitchen/breakfast room, utility room, cloakroom, en suite shower room to the master bedroom and a family bathroom. Further benefits from double glazing and gas fired heating.

Approach
Approached via the driveway and path leading to the side of the property to the storm porch heading the wood part double glazed front door and side panel opening to:

Entrance Hall
A good size hall with stairs rising to the first floor with a built in under stairs cupboard below. Single panel radiator, wall mounted thermostat, telephone point, smoke detector and a coved ceiling.

Sitting/Dining Room: 23' 1'' x 15' 1'' (7.03m x 4.61m) (max)
A dual aspect room with a double glazed window to the side, rear and double glazed french doors opening to the patio and garden. Feature stone fireplace with an inset gas (currently not connected) coal effect fire. Two single panel radiators, five wall light points, TV point and a coved ceiling.

Kitchen/Breakfast Room: 13' 7'' x 6' 11'' (4.15m x 2.11m)
A dual aspect room with double glazed windows to the front and side. Fitted with a modern range of white fronted wall and base units, rolled edge worktops over and all complemented by tiled splash backs. Inset stainless steel one and a half bowl and drainer with mixer tap over. High level double oven with a separate hob and concealed extractor over. Space and plumbing for a dishwasher and space for an under counter fridge. Wall unit housing the Baxi gas fired boiler with a wall mounted control panel. Single panel radiator.

Utility Room: 5' 4'' x 5' 3'' (1.62m x 1.59m)
Fitted with a rolled edge worktop with space and plumbing for both a washing machine and tumble dryer. Double glazed window and part double glazed door opening to outside. Further door to:

Cloakroom: 5' 4'' x 3' 0'' (1.62m x 0.91m)
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 side aspect, single panel radiator and coving.

First Floor Landing
A good size landing with a double glazed window to the side aspect, single panel radiator and a coved ceiling. Built in cupboard housing the hot water cylinder tank and immersion heater.

Bedroom 1: 15' 10'' x 13' 11'' (4.82m x 4.25m) (max)
Double glazed window to the front aspect, double panel radiator and a coved ceiling. Door to:

En Suite Shower Room: 9' 0'' x 6' 6'' (2.75m x 1.97m) (max)
Fitted with a three piece suite comprising; tiled cubicle with a glass door and wall mounted thermostatic shower over. Pedestal wash hand basin with taps and a tiled splash back over. Low level WC. Single panel radiator, wall light/shaver point, extractor and coving.

Bedroom 2: 12' 0'' x 11' 6'' (3.65m x 3.50m)
Double glazed window to the rear aspect over looking the garden, single panel radiator and coving.

Bedroom 3: 12' 0'' x 11' 3'' (3.65m x 3.44m)
Double glazed window to the rear aspect over looking the rear garden. Access to the roof void, single panel radiator and coving.

Bedroom 4: 11' 9'' x 8' 0'' (3.59m x 2.44m) (max)
Double glazed window to the front aspect and a single panel radiator.

Bathroom: 9' 0'' x 7' 3'' (2.75m x 2.20m) (max)
Fitted with a three piece suite comprising; panel bath with a mixer tap and wall mounted shower attachment over. Pedestal wash hand basin with taps over. Low level WC. Wall tiling to splash prone areas, single panel radiator, wall light/shaver point, extractor and a coved ceiling.

Garage: 17' 9'' x 8' 6'' (5.42m x 2.60m)
An integral single garage with an up and over door to the front aspect heading the driveway. Wall mounted electric consumer unit, power and light connected. Internal access door to the main property.

Outside
The outside of the property is very well maintained and benefits from off road parking for two vehicles heading the garage. A path leads to the side aspect storm porch and main entrance door. The front garden is mainly laid to lawn with a side gate giving access to:

The tiered west facing rear garden is fully enclosed by timber fencing and enjoys a good degree of privacy. A paved patio can be a accessed from the sitting room doors and leads onto the lawn. A path and steps rise to a second lawn, beds and borders are planted with a good variety of established shrubs and low plants. Space for a timber shed is to the side. Outside water tap.

Tarr Residential W: www.tarrresidential.co.uk T: 01460 68890 E: chard@tarrresidential.co.uk