



Tenure: Freehold

Council Tax: Band D

Energy Performance Rating: n/a as Listed

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: £395,000

High Street, Chard, Somerset TA20 1QB

Independent Sales, Lettings and Property Management Agents

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Tarr Residential

**Thornbury House,
38 High Street, Chard,
Somerset
TA20 1QB**

Guide Price: £395,000

- **NO ONWARD CHAIN**
- **Double Fronted Grade II Listed Property**
- **4 Double Bedrooms**
- **Off Road Parking for Multiple Vehicles**
- **Bespoke Kitchen/Breakfast Room & Utility**
- **Sitting Room, Dining Room & Study/Playroom**
- **4 Piece White Suite Bathroom**
- **Gas Fired Heating**
- **Good Size Private Mature Garden with Patios**

Situated within easy reach of the Chard town centre and with the added benefit of off road parking for multiple vehicles is this period double fronted, 4 double bedroom Grade II listed terraced property. The well maintained and spacious interior comprises; entrance porch, inner hall, sitting room with open fireplace, bespoke kitchen/breakfast room, utility/cloakroom and a first floor 4 piece white suite bathroom. Further benefits from gas fired heating via a combination boiler, secondary double glazing to the front aspect and a good size mature rear garden with patio and entertaining space.



Approach
Approached from the main public footpath to three steps rising to the solid wood front door opening to:

Entrance Porch: 4' 7" x 3' 5" (1.40m x 1.04m)
With a tiled floor, dado rail and coat hanging space. Part glazed door opening to:

Inner Hall
A good size hall with stairs rising to the first floor, dado rail, wall mounted thermostat, wall cupboard housing the electric consumer unit and a coved ceiling.

Sitting Room: 13' 5" x 12' 9" (4.08m x 3.88m)
Secondary glazed sash window to the front aspect, feature open fireplace with a wood surround and tiled hearth. Built in storage cupboards and display shelving. Ornate coving.

2nd Reception Room: 12' 2" x 11' 2" (3.70m x 3.41m) (max)
Secondary glazed sash window to the front aspect, stripped wood floorboards, double panel radiator and a coved ceiling.

Kitchen/Breakfast Room: 16' 9" x 12' 10" (5.10m x 3.92m) (max)
Comprehensively fitted with a range of bespoke solid wood 'shaker' style wall and base units, solid wood worktops over and wood panelled splash backs over. Space for a large Rangemaster style cooker with a chimney style extractor over. Space for an upright fridge/freezer. TV point and a double panel radiator. Opening to a further area with a fitted base unit, inset stainless steel bowl and drainer with mixer tap over. Space and plumbing for a dishwasher. Wall mounted Ideal gas fired boiler. Two wall light points, skylight style window and a further window and part glazed door opening to outside.

Dining Room: 12' 5" x 11' 3" (3.79m x 3.42m)
Feature tiled open fireplace, double panel radiator and a picture rail. Obscure glazed window in the utility room and an opening to:

Study/Playroom: 19' 3" x 6' 7" (5.86m x 2.01m) (max)
With a double glazed window and part double glazed door opening to the rear patio. Double panel radiator.

Utility Room/Cloakroom: 8' 0" x 6' 8" (2.44m x 2.04m) (max)
Fitted with solid wood base units, worktop and an inset wash hand basin with mixer tap over. Space and plumbing for both a washing machine and tumble dryer. Part wood panelled walls, single panel radiator, skylight style window and a further window to the rear aspect. Obscure glazed window into the dining room.

First Floor Landing
A good size landing with access to the roof void. Built in storage area, dado rail and a coved ceiling.

Bedroom 1: 15' 8" x 9' 0" (4.78m x 2.74m)
Two secondary glazed sash windows to the front aspect, double panel radiator, picture rail and a coved ceiling.

Bedroom 2: 12' 3" x 11' 9" (3.74m x 3.58m)
Secondary glazed sash window to the front aspect, double panel radiator and a TV point. Low level built in cupboard.

Bedroom 3: 13' 0" x 9' 6" (3.96m x 2.90m) (max)
Sash window to the rear aspect with views across the garden. Double panel radiator and a coved ceiling.

Bedroom 4: 9' 10" x 9' 6" (3.00m x 2.90m)
Sash window to the rear aspect over looking the garden and a double panel radiator.

Bathroom: 9' 10" x 8' 6" (3.00m x 2.60m)
Fitted with a modern white four piece suite comprising; panel bath with a telephone style mixer tap and shower attachment over. Quadrant cubicle with a glass screen, door and wall mounted Mira electric shower over. Vanity unit with an inset wash hand basin over and storage below. Low level WC. Good size built in cupboard housing the hot water cylinder tank. Obscure glazed sash window to the rear aspect, art tiled walls, wood effect laminate flooring, chrome ladder style heated towel rail, two wall light points and an extractor.

Outside Stores: 9' 2" x 3' 1" (2.80m x 0.95m) (max)
Situated to the rear of the property and split into two storage areas. Power and light connected.

Outside
The front of the property is approached from the main public footpath and three steps rise to the front door.

Twin opening timber gates to the rear of the property accessed off Helliers Road open to an off road parking area with space available for multiple vehicles.

The rear garden is well kept, of a good size and benefits from a hardstanding area with stores accessed from the kitchen and rear reception room doors. Steps rise to an additional paved patio and leads onto the main lawn with beds and borders filled with an excellent variety of mature shrubs, plants, flowers and an apple tree. An ornamental pond is at the rear boundary with a gate opening to a vegetable garden and the off road parking area. Space for a timber shed. All enclosed by a combination of stone walls and timber fencing.