



**Tenure:** Freehold

**Council Tax:** Band D

**Energy Performance Rating:** E (46)

**Services**

Mains Electric, Water and Drainage. Gas Fired Heating via Propane cylinders.

**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: £450,000**

**Back Street, Winsham, Nr Chard, Somerset**

**TA20 4ED**

Independent Sales, Lettings and Property Management Agents

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**Tarr Residential**

**Milestones,  
Back Street, Winsham,  
Nr Chard, Somerset  
TA20 4ED**

**Guide Price: £450,000**

- **Detached Spacious Bungalow**
- **Highly Desirable Village Location**
- **3 Double Bedrooms**
- **17ft Dual Aspect Sitting Room with Log Burner**
- **26ft Kitchen/Dining Room**
- **Updated 4 Piece White Suite Bathroom**
- **Entrance Hall & Cloakroom**
- **Double Glazing & Gas Fired Heating**
- **Garage & Off Road Parking**
- **Good Size Enclosed Private Garden**

**A superb spacious 3 double bedroom detached bungalow with garage and off road parking for a number of vehicles, all situated in the popular village of Winsham, nr Chard. The extremely well presented property comprises; good size entrance hall, cloakroom, dual aspect sitting room with fireplace and log burner, 26ft modern fitted kitchen/dining room with access to the garden and 4 piece white suite bathroom. Further benefits from gas fired heating and double glazing.**



#### **Approach**

Approached from the village lane to double opening wrought iron gates heading the off road parking area and garage. The composite front door opens to:

#### **Entrance Hall**

A spacious hall with an obscure glazed window to the front aspect, built in storage cupboard. Access to the large roof space. Two single panel radiators, wall light point and a smoke detector. Doors to all rooms including:

#### **Cloakroom:** 4' 1" x 2' 9" (1.25m x 0.85m)

Fitted with a white two piece suite comprising; low level WC and a wall mounted wash hand basin with mixer tap over. Fully tiled walls and flooring. Light/extractor and a chrome ladder style heated towel rail.

#### **Sitting Room:** 17' 11" x 13' 10" (5.46m x 4.22m)

A dual aspect room with two double glazed windows to the side and one to the front. Feature fireplace with a wood mantle, slate hearth and a inset log burner. Two single panel radiators, TV point and a coved ceiling.

#### **Kitchen/Dining Room:** 26' 1" x 11' 5" (7.96m x 3.47m)

Fitted with a modern range of soft closing cream fronted 'shaker' style wall and base units, solid oak block worktops over and all complemented by tiled splash-backs. Inset double stainless steel bowl and drainer with mixer tap over. Built in high level Bosch double oven with a separate electric Bosch hob. Space and plumbing for both a dishwasher and washing machine, space for an upright fridge/freezer. Wall unit housing the Baxi gas fired boiler. Walk in pantry. Single panel radiator, double glazed window to the rear aspect and a part double glazed door opening to the rear garden. The dual aspect dining area benefits from a double glazed window to the rear and double glazed sliding patio doors to the side. Single panel radiator.

#### **Bedroom 1:** 14' 10" x 12' 10" (4.52m x 3.91m)

Double glazed window to the rear aspect and a single panel radiator. Door to the 'Jack & Jill' bathroom.

#### **Bedroom 2:** 14' 10" x 10' 10" (4.52m x 3.29m) (max)

Double glazed window to the front aspect, single panel radiator and two built in double wardrobes.

#### **Bedroom 3:** 10' 11" x 10' 2" (3.32m x 3.10m)

Double glazed window to the front aspect and a single panel radiator.

#### **Bathroom:** 10' 2" x 9' 0" (3.09m x 2.75m) (max)

Re-fitted with a white four piece suite comprising; panel bath with a telephone style mixer tap over. Corner cubicle with a glass screen, door and wall mounted thermostatic shower over. Concealed storage drawer. Pedestal wash hand basin with taps over. Low level WC. Obscure double glazed window to the rear aspect, fully tiled walls and flooring, chrome ladder style heated towel rail and a single panel radiator.

#### **Garage:** 18' 1" x 8' 4" (5.50m x 2.55m)

An attached single garage with an up and over door to the front aspect heading the off road parking area. Window and pedestrian access door to the rear aspect. Light and power connected.

#### **Outside**

The property is approached via double opening wrought iron gates giving access to the off road parking area with space for multiple vehicles heading the garage and front door. Borders are mainly gravel and slate chipped. Pedestrian gates to both sides of the property give access to:

The main gardens to the front, side and rear are of a good size and mainly laid to lawn. Borders are planted with a good variety of mature shrubs and plants. A timber decked space is accessed from the dining area door. A vegetable patch is at the front boundary with a timber shed/greenhouse. All enclosed by a combination of stone built walls and timber fencing. Outside water tap.