



Tenure: Freehold

Council Tax: Band C

Energy Performance Rating: TBA

Services

Mains Electric, Water and Drainage. Oil Fired Heating.

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: £375,000

**Underway, Combe St Nicholas, Nr Chard, Somerset
TA20 3NY**

Independent Sales, Lettings and Property Management Agents

Tarr Residential Ltd Company Number 07042284 trading as Tarr Residential. Registered at 35 Fore Street, Chard, Somerset TA20 1PT

T: 01460 68890

E: chard@tarrresidential.co.uk

W: www.tarrresidential.co.uk

Tarr Residential

**2 Underway Cottage,
Underway, Combe St Nicholas,
Nr Chard, Somerset
TA20 3NY**

Guide Price: £375,000

- **Superb Semi Detached Cottage**
- **Popular Quiet Village Location**
- **3 Double Bedrooms, En Suite to Master**
- **18ft Kitchen/Dining Room**
- **Utility Room/WC**
- **19ft Sitting Room with Log Burner**
- **3 Piece White Suite Bathroom**
- **Double Glazing**
- **Oil Fired Heating**
- **Mature Private Rear Garden with Covered Seating Area**

NO ONWARD CHAIN. Conveniently situated close to the centre of the popular quiet village of Combe St Nicholas is this superb semi detached 3 double bedroom cottage with a good size mature private rear garden with a covered seating/entertainment space. The beautifully presented property comprises; 18ft kitchen/dining room, utility room/WC, 19ft Sitting room with log burner and access to the garden, en suite shower room to the master bedroom and a first floor white suite bathroom. Further benefits from double glazing and oil fired heating with partial under floor heating.



Approach

The main entrance door is approached via a pedestrian gate and shared path (shared only with the adjoining property) from the Underway Lane. A further gate gives access to the front courtyard style garden heading the uPVC part double glazed door opening to:

Kitchen/Dining Room: 18' 10" x 10' 0" (5.74m x 3.06m)

Fitted with a good quality range of solid wood, cream fronted wall and base units all complemented by under unit lighting, granite effect worktops and upturns over. Inset one and a half bowl and drainer with mixer tap over. Built in Hotpoint double oven with a ceramic hob and extractor over. Integrated dishwasher, fridge and freezer. Timber framed double glazed window to the front aspect, wood effect laminate flooring with under floor heating, wall mounted thermostat, smoke detector and recessed ceiling spotlights. Double glazed door opens to outside to the side path leading to the rear garden. A step rises to double doors opening to:

Inner Hall

With stairs rising to the first floor with storage space beneath. Laminate flooring. Doors to the sitting room and:

Utility Room/WC: 8' 1" x 4' 7" (2.46m x 1.40m)

Fitted with a low level WC and a modern range of light grey fronted wall, drawer and base units with wood block effect worktops over. Porcelain bowl with mixer tap over. Space and plumbing for a washing machine. Tiled flooring with under floor heating and a storage alcove.

Sitting Room: 19' 4" x 11' 11" (5.90m x 3.64m)

Featuring an attractive exposed brick fireplace with a slate hearth and an inset log burner. Two double glazed sash windows to the rear aspect and a part double glazed door opening to the outside covered seating area and garden. Single panel radiator, recessed ceiling spotlights and coving.

First Floor Landing

A good size landing with a display alcove and a wall mounted thermostat. A door and two steps down to:

Bedroom 1: 13' 6" x 10' 1" (4.12m x 3.08m)

Wood framed double glazed window to the front aspect, deep built in storage cupboard, wall mounted thermostat and recessed ceiling spotlights. Door to:

En-Suite Shower Room: 7' 10" x 3' 11" (2.39m x 1.20m)

Fitted with a modern white three piece suite comprising: tiled 1200 x 800mm cubicle with a glass door and wall mounted thermostatic shower over. Pedestal wash hand basin with mixer tap and tiled splash back over. Low level WC. Laminate flooring with under floor heating, chrome ladder style heated towel rail, extractor and recessed ceiling spotlights.

Bedroom 2: 12' 4" x 9' 0" (3.75m x 2.74m)

Double glazed sash window to the rear aspect over looking the garden, single panel radiator, wall mounted thermostat and access to the roof void.

Bedroom 3: 12' 5" x 9' 11" (3.78m x 3.02m) (max)

Double glazed sash window to the rear aspect over looking the garden and a single panel radiator.

Bathroom: 7' 9" x 6' 9" (2.36m x 2.06m) (max)

Fitted with a white three piece suite comprising; panel bath with a folding glass screen, telephone style mixer tap with a shower attachment over. Pedestal wash hand basin with taps over. Low level WC. Half height panelled walls and wall tiling to splash prone areas, chrome ladder style heated towel rail, laminate flooring with under floor heating and an extractor.

Outside

The outside of the property is very well maintained. The main entrance door is approached via a right of access over the front path of the adjoining cottage to a wooden pedestrian gate opening to an enclosed courtyard style garden. A timber gate to the side gives access to:

The enclosed rear mature garden enjoys a very high degree of privacy and is fully enclosed. A 3m x 3m covered seating/entertaining space with a small feature pond to the side can be accessed from the sitting room door, a path and steps wind through the garden past lawn, borders and beds planted with an excellent variety established trees, shrubs and plants. The path continues to spaces for two timber sheds and an area used for play and storage is at the rear boundary also housing the oil storage tank. A rear access gate opens on to the Underway lane. External power point and water tap.