



**Tenure:** Freehold

**Council Tax:** Band A

**Energy Performance Rating:** D (60)

**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: £195,000**

**Bubwith Close, Chard, Somerset TA20 2DF**

Independent Sales, Lettings and Property Management Agents

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**Tarr Residential**

**84 Bubwith Close,  
Chard,  
Somerset  
TA20 2DF**

**Guide Price: £195,000**



- **Modern End Terrace Property**
- **Corner Plot on Bubwith Close**
- **2 Bedrooms**
- **Fitted Kitchen/Breakfast Room**
- **Sitting Room**
- **Updated White Suite Bathroom**
- **Gas Fired Heating via a Combination Boiler & Double Glazing**
- **Off Road Parking**
- **Enclosed Front & Low Maintenance Rear Garden**
- **IDEAL FIRST TIME BUY or INVESTMENT**

**A modern end of terrace property enjoying a corner plot location with 2 bedrooms, enclosed front and south facing low maintenance rear garden and off road parking. All situated in the popular area of Bubwith Close, Chard. The property comprises; entrance porch, sitting room, fitted kitchen/breakfast room and an updated first floor white suite bathroom. Further benefits from gas fired heating via a combination boiler and double glazing.**

#### **Entrance**

Approached via a wooden pedestrian gate opening to the path leading to the uPVC part double glazed door to the Porch with a double glazed window to the front aspect, coat hanging space and single panel radiator. Wall mounted electric fusebox and meter. Internal door to:

#### **Sitting Room:** 14' 0" x 12' 6" (4.27m x 3.80m)

Double glazed window to the front aspect, TV and telephone points, double panel radiator and stairs rising to the first floor. Door to:

#### **Kitchen/Breakfast Room:** 12' 6" x 10' 0" (3.81m x 3.06m)

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 bowl and drainer with mixer tap over. Built-in stainless steel four burner gas hob with an electric oven below and extractor over. Space and plumbing for a washing machine. Space for an upright fridge/freezer. Wall mounted British Gas gas fired boiler. Double glazed window to the rear aspect and a part double glazed uPVC door opening to outside.

#### **First Floor Landing**

With a double glazed window to the side aspect and doors to all first floor rooms. Access to the roof void.

#### **Bedroom 1:** 12' 6" x 10' 4" (3.80m x 3.14m)

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

#### **Bedroom 2:** 10' 1" x 7' 2" (3.08m x 2.18m)

Double glazed window to the rear aspect and a built in over stairs storage cupboard. Single panel radiator.

**Bathroom:** Updated with a modern white three piece suite comprising; panel bath with a glass screen. mixer tap and wall mounted thermostatic shower over. Vanity wash hand basin with a mixer tap over and storage below. Low level WC. Obscure double glazed window to the rear aspect, tiled walls, chrome ladder style heated towel rail and recessed ceiling spotlights.

#### **Outside**

The front of the property is fully enclosed by low level wood fencing and accessed via a gate opening to the path leading to the front door. The garden is mainly laid to lawn to the front and side. Beds and borders are filled with good variety of established shrubs and plants. A further timber gate gives access to:

The south facing rear garden is of a courtyard style, laid to paving and gravel chippings, very low maintenance and fully enclosed by a combination of timber fencing and high brick built walls. Space for a timber shed. An off road parking space is allocated close to the property.