



**Tenure:** Freehold

**Council Tax:** Band C

**Energy Performance Rating:** E (48)

**Services**

Mains Electric, Water and Drainage. Underground storage tank for gas.

**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: £385,000**

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

**Independent Sales, Lettings and Property Management Agents**

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**Tarr Residential**

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

**Guide Price: £385,000**

- **NO ONWARD CHAIN**
- **Charming Semi Detached Cottage**
- **Highly Desirable Village Location**
- **3 Double Bedrooms, En Suite to Master**
- **Superb 18ft Kitchen/Dining Room**
- **19ft Sitting Room with Log Burner & Garden Access**
- **Inner Hall & Utility Room/WC**
- **First Floor White Suite Bathroom**
- **Double Glazing & Gas Fired Heating**
- **Detached Garage, Landscaped Private Rear Garden with Patio**



**A most charming and beautifully presented 3 double bedroom semi detached cottage with detached garage and a well maintained landscaped rear garden with patio. All situated within the highly sought after village location of Combe st Nicholas. The contemporary interior comprises; superb 18ft kitchen/dining room, inner hall, utility room/WC, 19ft sitting room with log burner and garden access, en suite shower room to the master bedroom and a first floor white suite bathroom. Further benefits from double glazing and gas fired heating.**



**Approach**

Approached from the Underway lane to a shared pedestrian gate (shared only with the adjoining cottage) opening to the path leading to the part double glazed stable style door to the side aspect opening to:

**Kitchen/Dining Room: 18' 11" x 10' 1" (5.76m x 3.08m)**

A superb room fitted with a modern range of light fronted 'shaker' style wall and base units, solid granite worktops and upturns over and all complemented by under unit lighting. Inset stainless steel one and a half bowl with mixer tap over. Built in Bosch oven with a stainless steel four burner hob, glass splash back and a stainless steel chimney style extractor over. Integrated dishwasher and space for an upright fridge/freezer. Two double glazed windows to the front aspect, built in matching coat/shoe storage units, luxury vinyl floor with under floor heating and recessed ceiling spotlights. Door to:

**Inner Hall**

With stairs rising to the first floor with storage space beneath. Wall mounted cupboard housing the electric consumer unit. Smoke detector and a door to:

**Utility Room/WC: 8' 2" x 4' 8" (2.49m x 1.43m)**

Fitted with light fronted wall and base units, rolled edge worktops and tiled splash backs over. Inset stainless steel bowl and drainer with mixer tap over. Space and plumbing for a washing machine. Wall unit housing the Vaillant gas fired boiler. Tiled flooring, single panel radiator and a storage alcove.

**Sitting Room: 19' 11" x 11' 10" (6.08m x 3.60m)**

Two double glazed windows to the rear aspect over looking the patio and garden. Attractive feature fireplace with wood surround, hearth and an inset log burner. Luxury vinyl flooring, two double panel radiators, TV point and a composite door opening to the patio.

**First Floor Landing**

A good size landing with access to the roof void, display alcove and a smoke detector.

**Bedroom 1: 13' 1" x 10' 1" (3.98m x 3.08m)**

Double glazed window to the front aspect, double panel radiator and access to the roof void. Door to:

**En Suite Shower Room: 5' 10" x 5' 7" (1.77m x 1.70m)**

Fitted with a modern white three piece suite comprising; double walk-in cubicle, glass screen and a wall mounted thermostatic shower. Vanity unit with an inset wash hand basin, mixer tap and tiled splash back over and storage cupboard below. Low level WC. Obscure double glazed window to the front aspect, chrome ladder style heated towel rail and an extractor.

**Bedroom 2: 12' 3" x 9' 9" (3.73m x 2.98m)**

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

**Bedroom 3: 9' 8" x 9' 1" (2.94m x 2.77m)**

Double glazed window over looking the garden to the rear and a double panel radiator.

**Bathroom: 7' 5" x 6' 4" (2.26m x 1.94m)**

Fitted with a modern white three piece suite comprising; panel bath with mixer tap and shower attachment over and built in storage below. Vanity wash hand basin with a mixer tap over and storage below. Low level WC. Obscure double glazed window to the side aspect, part tiled walls, chrome ladder style heated towel rail, single panel radiator and an extractor.

**Garage: 18' 3" x 10' 8" (5.57m x 3.25m)**

A detached single garage with a pitched and tiled roof (providing additional storage space within the eaves). Up and over garage door to the front aspect. Power connected.

**Outside**

The outside of the property is very well maintained. The main entrance door to the side aspect is approached via a shared gate from the Underway lane (shared only with the adjoining cottage). Flower beds are planted with a good variety of low plants and flowers.

The rear landscaped rear garden benefits from a good size paved patio retained by railway sleeper style walls. Gravel steps rise to the main lawn with a feature small pond, beds and borders are planted with an excellent variety of established shrubs, plants and flowers. A side and rear gate give access to the garage at the rear boundary.

**Agents Note**

There is a right of pedestrian access for the adjoining property over the front entrance path to access their own main entrance door and courtyard.