



Tenure: Freehold

Council Tax: Band C

Energy Performance Rating: C (76)

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: £225,000

Coker Way, Chard, Somerset TA20 1BF

**38 Coker Way,
Chard,
Somerset
TA20 1BF**

Guide Price: £225,000

- **Modern Townhouse set over 3 Floors**
- **4 Bedrooms**
- **En-Suite Shower Room to the Master Bedroom**
- **16ft Kitchen/Dining Area with Bay Window**
- **16ft Sitting Room with Access to the Garden**
- **Entrance Hall & Cloakroom**
- **White Suite Family Bathroom**
- **Double Glazing & Gas Fired Heating**
- **2 Off Road Parking Spaces**
- **South Facing Low Maintenance Garden**



An extremely well presented modern 4 bedroom end of terrace townhouse with accommodation set over 3 floors, south facing low maintenance rear garden and 2 off road parking spaces, all situated within the popular Coker Way development and an easy walk to the town centre. The property comprises; entrance hall, cloakroom, 16ft kitchen/dining area with bay window, 16ft sitting room with access to the garden, first floor white suite family bathroom and en-suite to the second floor master bedroom. Further benefits from double glazing and gas fired heating.



Approach

The uPVC front door with storm canopy and outside light over is approached via a paved path and steps. Opening to:

Entrance Hall

With stairs rising to the first floor with built in storage cupboards beneath. Wood effect laminate flooring, single panel radiator, wall mounted thermostat and a smoke detector. Door to:

Cloakroom: 5' 7" x 3' 1" (1.69m x 0.94m)

Fitted with a white two piece suite comprising; low level WC and a wall mounted corner wash hand basin with taps and a tiled splash back over. Obscure double glazed window to the front aspect, single panel radiator and tiled flooring. Wall mounted electric fuse box.

Kitchen/Dining Area: 16' 5" x 9' 3" (5.00m x 2.83m) (into bay)

Fitted with a range of modern cream fronted 'shaker' style wall and base units, square edge granite effect worktops over and all complemented by tiled splash backs. Inset stainless steel one and a half bowl and drainer with mixer tap over. Built-in Zanussi electric double oven with a stainless steel four burner gas hob and extractor over. Integrated appliances include; washing machine, dishwasher, fridge and freezer. Wall unit housing the Ideal gas fired boiler and digital control panel. Double glazed bay window to the front aspect, single panel radiator, tiled flooring, TV and telephone points.

Sitting Room: 16' 3" x 11' 7" (4.95m x 3.53m) (max)

Double glazed french doors opening to the south facing rear garden and a double glazed window to the rear aspect, TV and telephone points, a single and double panel radiator.

First Floor Landing

Stairs rise to the second floor, built-in cupboard housing the hot water cylinder tank and further built-in storage cupboard. Smoke alarm and doors to all first floor rooms.

Bedroom 2: 13' 3" x 9' 5" (4.04m x 2.87m) (max)

Double glazed window to the rear aspect, TV point and a single panel radiator.

Bedroom 3: 12' 5" x 9' 5" (3.79m x 2.87m) (max)

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

Bedroom 4: 7' 6" x 6' 6" (2.28m x 1.99m)

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

Bathroom: 6' 6" x 5' 7" (1.98m x 1.69m)

Fitted with a white three piece suite comprising panel bath with a mixer tap and shower attachment over, low level WC, wash hand basin with pedestal and mixer tap over. Part tiled walls, chrome ladder style heated towel rail, extractor, tiled flooring and an obscure double glazed window to the front aspect.

Second Floor Landing

With a single panel radiator, smoke detector and a door to:

Bedroom 1: 20' 8" x 10' 10" (6.29m x 3.29m) (max)

Double glazed window to the front aspect and a skylight window to the rear. A double and a single panel radiator, built in triple wardrobe, under eaves built-in storage cupboard, TV and telephone points, access to the roof void and a door to:

En-Suite: 8' 2" x 7' 7" (2.50m x 2.31m) (max)

Fitted with a white three piece suite comprising; square cubicle with a glass door and wall mounted thermostatic shower over. Wash hand basin with pedestal and mixer tap over. Low level WC. Single panel radiator, part tiled walls, tiled flooring, shaver point, extractor and an obscure double glazed window to the rear aspect.

Outside

The outside of the property is well kept and low maintenance. The front of the property is approached via a paved path and steps rising to the front door with wrought iron railings. The garden is laid to decorative slate chippings. A timber gate to the side gives access to:

The south facing rear garden is fully enclosed by timber fencing and high built walls and benefits from a paved patio accessed from the sitting room doors. The remainder of the garden is laid to artificial lawn and has space for a timber shed. Outside light and water tap are both installed.

The two off road parking spaces are located at the far end of the terrace.