



Foxglove Way
Chard
Somerset

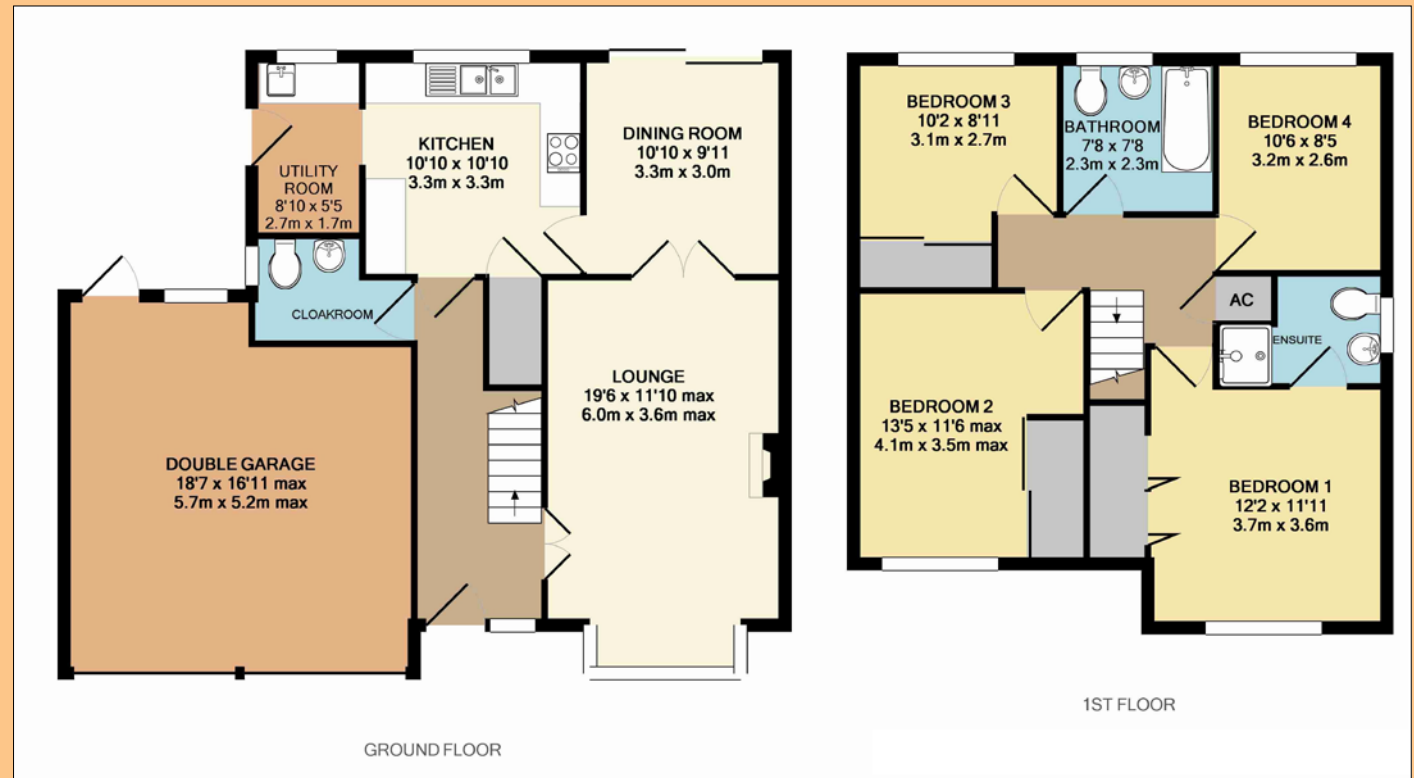
Tarr Residential

4 Foxglove Way
Chard
Somerset TA20 1HT

Guide Price: £290,000

- Detached Family Property
- 4 Bedrooms
- Kitchen & Utility Room
- 19ft Lounge & Dining Room
- Cloakroom & Updated Bathroom Suite
- En-Suite to Bedroom 1
- Double Garage
- Double Glazing & Gas Fired Heating
- Large mature & Well Kept gardens

A well presented 4 bedroom detached property with double garage and large well kept gardens all situated close to Chard reservoir/nature reserve. Comprises; entrance hall, cloakroom, kitchen, utility room, dining room, lounge, bathroom and en-suite to bedroom 1. Benefits from double glazing, gas fired heating and driveway for a number of vehicles.



Entrance

Approached via the driveway to a storm canopy with an outside light heading a timber front door.

Hallway

Double glazed window to the front aspect, single panel radiator, wall mounted thermostat, telephone point, stairs rising to the first floor and a textured ceiling. Glazed panel double doors to the Lounge.

Cloakroom: 8' 1" x 5' 3" (2.47m x 1.61m) (max)

Fitted with a low level WC, wash hand basin with pedestal and a tiled splash back, single panel radiator, double glazed window to the side aspect and a textured ceiling.

Lounge: 19' 6" x 11' 10" (5.95m x 3.61m) (max)

Double glazed bay window to the front aspect, two single panel radiators, TV and telephone points, feature fireplace with a gas flame effect fire, timber surround and mantle with a marble insert and hearth, textured ceiling.

Dining Room: 10' 9" x 9' 10" (3.30m x 3.02m)

With double glazed sliding patio doors to the garden, single panel radiator and a textured ceiling.

Kitchen: 10' 10" x 10' 9" (3.31m x 3.30m) Double glazed window overlooking the garden and fitted with a range of wall and base units, rolled edge worktops and all complemented by tiled splash backs, inset double sink and drainer with mixer tap over, space and plumbing for a dishwasher, space for an electric cooker with an extractor over, space for a fridge and freezer, double panel radiator, built-in under stairs storage cupboard, textured ceiling. Arch to:



Utility Room: 8' 9" x 5' 4" (2.69m x 1.65m)

With wall and base units, rolled edge worktops, inset single sink with mixer tap over, space and plumbing for a washing machine additional space for another appliance, wall mounted Vaillant gas fired boiler (installed Nov 2010), textured ceiling, double glazed window to the rear aspect and a double glazed door to the side aspect.

First Floor Landing

With access to the roof void, smoke alarm and a cupboard housing a hot water cylinder tank, textured ceiling.

Bedroom 1: 12' 2" x 11' 10" (3.71m x 3.63m)

Double glazed window to the front aspect, built-in double wardrobe, single panel radiator and a textured ceiling, door to:

En-Suite: 8' 4" x 5' 2" (2.56m x 1.58m) (max)

Fitted with a cubicle and wall mounted electric shower, low level WC, wash hand basin with pedestal and mixer tap over, tiled splash back, single panel radiator, double glazed window to the side aspect and a textured ceiling.



Bedroom 2: 13' 4" x 11' 6" (4.09m x 3.51m) (max)

Double glazed window to the front aspect, built-in double wardrobe with sliding doors, single panel radiator and a textured ceiling.

Bedroom 3: 10' 2" x 8' 11" (3.10m x 2.73m) (max)

Double glazed window to the rear aspect, built-in double wardrobe with sliding doors, single panel radiator and a textured ceiling.

Bedroom 4: 10' 6" x 8' 4" (3.21m x 2.56m)

Double glazed window to the rear aspect overlooking the garden and countryside beyond, single panel radiator and a telephone point.

Bathroom: 7' 8" x 7' 7" (2.34m x 2.33m)

Fitted with a white three piece suite comprising panel bath with mixer tap and wall mounted electric shower over, low level WC, wash hand basin with pedestal, part tiled walls, single panel radiator, shaver point, textured ceiling and a double glazed window to the rear aspect.

Double Garage: 18' 7" x 16' 11" (5.67m x 5.16m)

With two up and over garage doors to the front aspect and a double glazed window and door to the rear, power and light points.



Outside

The front of the property benefits from a driveway providing off-street parking for a number of vehicles heading the garage. To one side is a lawn area with borders of low plants and shrubs, a paved path leads to the front door with outside light installed. A path to a side gate gives access to:

The good sized rear garden is enclosed by timber fencing to the sides and a brick wall to the rear aspect. A paved patio extends to full width of the property with a further paved patio situated to the rear. The garden is mainly laid to lawn with areas of borders extensively planted with flowers and shrubs. A timber arch and pergola are placed to one side with climbing plants over. Outside water tap and lights.

Tenure: Freehold

Council Tax: Band E

Energy Performance Rating: Band D

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.



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Tarr Residential

T: 01460 68890

E: chard@tarrresidential.co.uk

W: www.tarrresidential.co.uk



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Independent Estate and Letting Agents

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