



Tenure: Freehold

Council Tax: Band E

Energy Performance Rating: Band C (69)

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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Guide Price: £450,000

Foxglove Way, Chard, Somerset TA20 1HT

Independent Sales, Lettings and Property Management Agents
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Tarr Residential

16 Foxglove Way,
Chard,
Somerset
TA20 1HT

Guide Price: £450,000

- Beautiful Detached Property
- Quiet Corner Plot Location
- 4 Bedrooms, En-suite & Dressing Area to Master
- Sitting Room & Separate Dining Room
- Kitchen/Breakfast Room & Utility Room
- Recently Re-Fitted White Suite Shower Room
- Entrance Hall & Cloakroom
- Gas Fired Heating & Double Glazing
- Double Garage & Off Road Parking
- Extremely Well Maintained & Private Mature Gardens

Situated to a quiet corner of the desirable Foxglove Way cul-de-sac and within close proximity to the local nature reserve for countryside walks and the Avishayes Primary School is this recently updated 4 bedroom detached property with superb double garage and driveway. Beautifully presented throughout by its current owners, the property comprises; spacious entrance hall, cloakroom, 19ft dual aspect sitting room with fireplace and access to the garden, separate dining room, 17ft fitted kitchen, utility room, updated en-suite shower room and dressing area to the master bedroom and a refurbished modern white suite shower room. Further benefits from double glazing, gas fired heating and high quality new carpets. The delightful and extremely well maintained gardens offer a level patio area, selection of mature shrubs, flower borders and greenhouse/vegetable garden area whilst also benefiting from a good degree of privacy.



Approach

The property enjoys a corner location in the Foxglove Way cul-de-sac and is approach via the driveway heading the double garage and a short path leads to the uPVC part double glazed front door with double glazed side panel. Opening to:

Entrance Hall

A good size hall with stairs rising to the first floor, single panel radiator, deep under-stairs storage cupboard, telephone point, smoke detector, textured and coved ceiling. Door to:

Cloakroom: 6' 5" x 2' 11" (1.96m x 0.88m)

Fitted with a modern white two piece suite comprising; low level WC and vanity unit with an inset wash hand basin, mixer tap over. Obscure double glazed window to the rear aspect, chrome ladder style heated towel rail, part tiled walls, textured and coved ceiling and an obscure double glazed window to the rear aspect.

Sitting Room: 19' 5" x 11' 11" (5.91m x 3.64m)

A dual aspect room with a deep silled double glazed window to the front and double glazed sliding doors opening to the rear patio and garden. Feature stone fireplace with a wood mantle and an inset gas coal effect fire. Double panel radiator, TV point, dado rail, textured and coved ceiling.

Kitchen: 17' 0" x 10' 6" (5.19m x 3.19m) (max)

Double glazed window to the rear aspect over looking the garden and fitted with a modern range of wood fronted wall and base units, rolled edge worktops over and all complemented by tiled splash backs. Inset stainless steel bowl and double drainer with mixer tap over. Built-in Belling double oven with Zanussi halogen hob and an extractor over. Space for a large upright fridge/freezer and space for a tumble dryer. Recently installed wall mounted Worcester gas fired boiler with 10 year warranty, double panel radiator, TV aerial point, recessed ceiling spotlights, textured and coved ceiling and a further double glazed window to the side aspect. Door to the dining room and:

Utility Room: 6' 5" x 5' 2" (1.96m x 1.57m)

Fitted with a new range of high gloss white fronted wall and base units, rolled edge worktops over and all complemented by fully tiled walls. Inset stainless steel bowl and drainer with a mixer tap over. Space and plumbing for a washing machine. Single panel radiator and a part double glazed uPVC door opening to outside.

Dining Room: 12' 0" x 9' 11" (3.67m x 3.02m)

Double glazed window to the front aspect, single panel radiator, dado rail, textured and coved ceiling.

First Floor Landing

With access to the roof void, textured ceiling and a smoke detector.

Bedroom 1: 12' 9" x 10' 8" (3.88m x 3.24m)

Double glazed window to the front aspect. Single panel radiator, dado rail, textured and coved ceiling. Feature arch to the dressing area with a double glazed window to the side aspect and a built in double wardrobe with sliding doors. Door to:

En-Suite: 7' 3" x 6' 1" (2.20m x 1.86m) (max)

Refurbished with a modern white three piece suite comprising; quadrant cubicle with a glass door and a thermostatic shower with rainfall head over. Fitted bathroom storage units with a circular wash hand basin with mixer tap over. Low level WC. Tiled walls, chrome ladder style heated towel rail, shaver point, extractor and an obscure double glazed window to the front aspect.

Bedroom 2: 10' 9" x 10' 8" (3.28m x 3.26m)

Double glazed window to the front aspect, two built-in wardrobes with bi folding doors, single panel radiator, textured and coved ceiling.

Bedroom 3: 9' 6" x 7' 7" (2.89m x 2.31m)

Double glazed window to the rear aspect, single panel radiator, built-in wardrobe with bi folding door, textured and coved ceiling.

Bedroom 4: 9' 3" x 6' 6" (2.83m x 1.98m)

Double glazed window to the rear aspect, single panel radiator, textured and coved ceiling.

Shower Room: 6' 10" x 6' 6" (2.09m x 1.98m)

Recently re-fitted with a modern white three piece suite comprising; quadrant cubicle with a glass door and a thermostatic shower with rainfall head over. Fitted bathroom storage units with an inset wash hand basin with mixer tap over. Low level WC with a concealed cistern. Tiled walls, chrome ladder style heated towel rail, shaver point, extractor, textured ceiling and an obscure double glazed window to the rear aspect.

Double Garage: 18' 0" x 17' 2" (5.48m x 5.22m)

An attached double garage with pitched roof (providing additional storage space), twin opening up and over doors heading the double width driveway. Wall mounted electric fusebox. Side access door from the rear garden. Power and light connected.

Outside

The property enjoys a quiet position to a corner of the Foxglove Way cul-de-sac and is approached via the driveway heading the double garage to provide off road parking for multiple vehicles. The garden to the front is mainly planted with low shrubs, a short path leads to the front door and gates to both side aspects of the property give access to:

The rear garden is extremely well maintained enjoys a very high degree of privacy and fully enclosed by timber fencing and mature hedging. A paved patio is accessed from the sitting room and utility room doors with a step rising to the main lawn bordered by well stocked beds of plants and flowers providing 'year round' interest and colour. A further paved seating space is at the rear boundary. At the side of the property is a second lawn, space for a greenhouse and storage space for refuse bins. Outside water tap and lights.