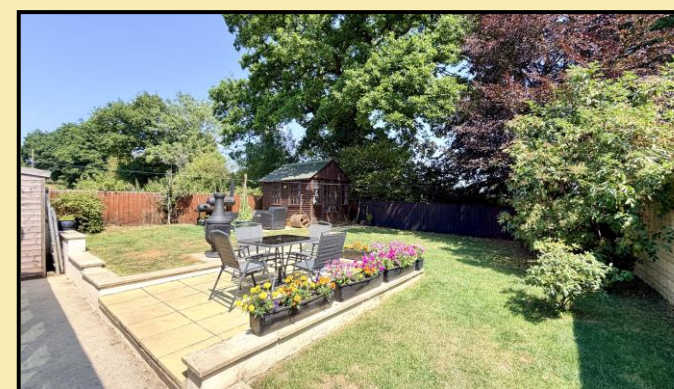
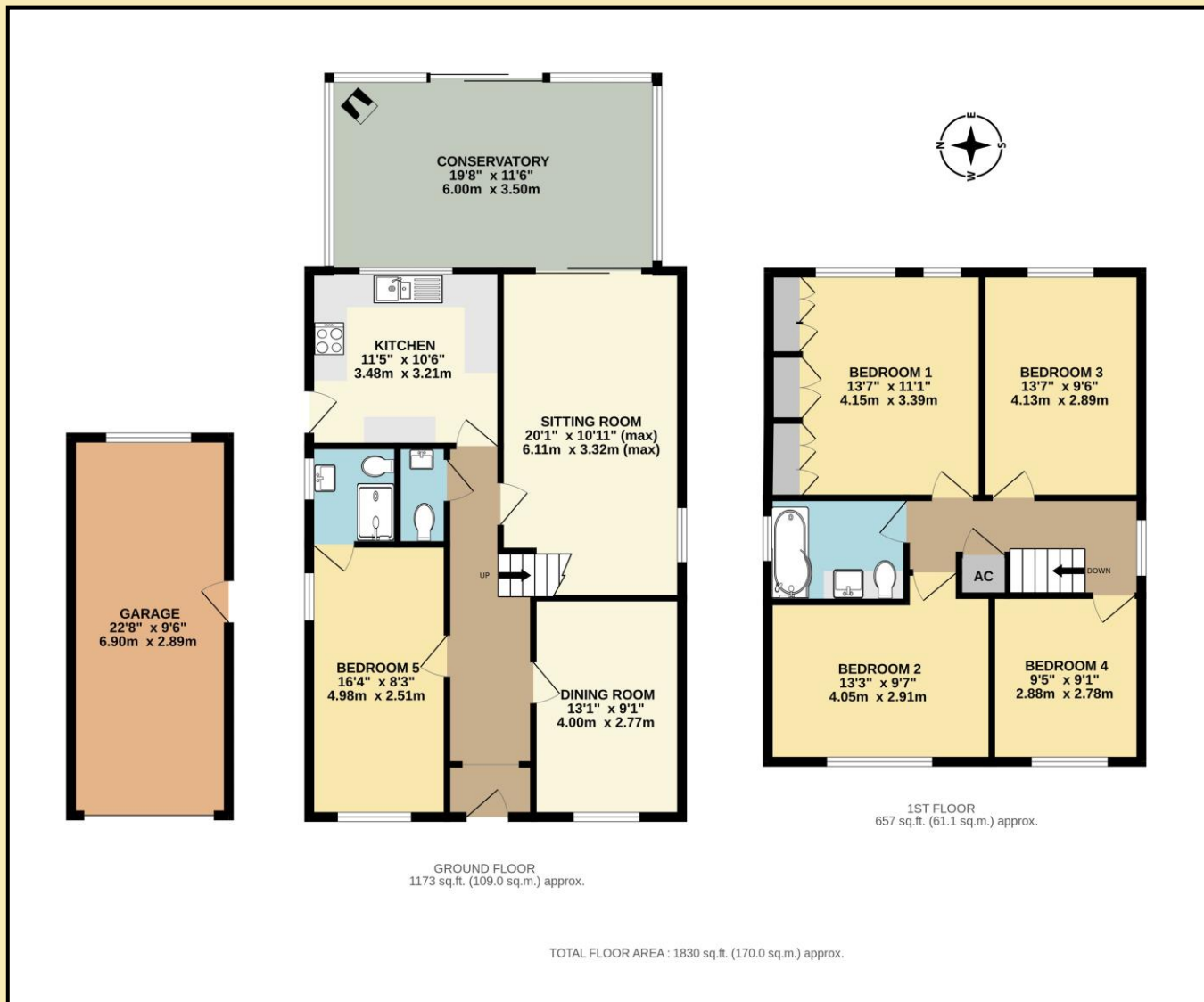




Tenure: Freehold

Council Tax: Band D

Energy Performance Rating: C (74)

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: £450,000

**Axeford Meadows, Chard Junction, Nr Chard,
Somerset TA20 4QQ**

Independent Sales, Lettings and Property Management Agents

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Tarr Residential

Oakend, 28 Axeford Meadows,
Chard junction, Nr Chard,
Somerset
TA20 4QQ

Guide Price: £450,000

- Detached Property, Village Edge Location
- 5 Double Bedrooms, En Suite to Bedroom 5
- Garage & Large Driveway
- Fitted Kitchen with Integrated Appliances
- 20ft Sitting Room & Separate Dining Room
- 19ft Conservatory with Log Burner
- Entrance Hall & Cloakroom
- First Floor Modern White Suite Bathroom
- Gas Fired Heating & Double Glazing
- Enclosed Private Garden Backing onto Fields

Situated at the end of the Axeford Meadows cul-de-sac and backing onto fields on the very edge of the Chard Junction village is this extremely well presented detached, 5 double bedroom property with a private enclosed rear garden, garage and off road parking for numerous vehicles. The versatile spacious accommodation comprises; entrance hall, cloakroom, 20ft sitting room with access to the 19ft conservatory over looking the garden and with the benefit of a log burner, modern fitted kitchen with integrated appliances, downstairs bedroom with en-suite shower room and a first floor white suite bathroom. Further benefits from double glazing and gas fired heating.



Approach

The property enjoys an end of cul-de-sac location and backs onto fields. Approached via the block paviour driveway providing ample off road parking for numerous vehicles heading the garage and front aspect. The uPVC part double glazed front door opens to:

Entrance Hall

A good size hall with stairs rising to the first floor, coat hanging space, double panel radiator and a wall mounted thermostat. Door to:

Cloakroom: 6' 1" x 2' 7" (1.85m x 0.80m)

Fitted with a white two piece suite comprising: vanity wash hand basin with mixer tap and tiled splash back over. Low level WC. Extractor fan.

Sitting Room: 20' 1" x 10' 11" (6.11m x 3.32m) (max)

With a double glazed window to the side aspect, double panel radiator, TV and telephone points and a coved ceiling. Double glazed sliding patio doors opening to:

Conservatory: 19' 8" x 8' 2" (6.00m x 3.50m)

Over looking the rear garden and constructed off low built walls with uPVC double glazed sealed units over and a glass roof. Sliding double glazed doors opening to outside. Freestanding log burner on a slate hearth set to one corner. Wood effect flooring, light and power points.

Kitchen: 11' 5" x 10' 6" (3.48m x 3.21m)

Fitted with a modern range of dark blue, soft closing wall and base units with corner carousels, square edge worktops over and matching splash backs all complemented by under unit lighting. Inset one and a half bowl with drainer and mixer tap over. Integrated appliances include: high level Lamona oven, microwave oven, separate ceramic hob and dishwasher. Space for an upright fridge/freezer. Breakfast bar feature with space for seating under. Double glazed window into the conservatory, single panel radiator, brushed chrome power points with USB ports and a part double glazed door opening to outside.

Dining Room: 13' 1" x 9' 1" (4.00m x 2.77m)

Double glazed window to the front aspect, double panel radiator, telephone point and a coved ceiling.

Bedroom 5: 16' 4" x 8' 3" (4.98m x 2.51m)

Double glazed windows to the side and front aspects, double panel radiator and a coved ceiling. Wall mounted electric consumer unit and a wall cupboard housing the Worcester gas fired boiler. Door to:

En Suite Shower Room: 5' 11" x 5' 0" (1.81m x 1.53m)

Fitted with a modern white three piece suite comprising: double cubicle with a glass door, screen and wall mounted thermostatic over. Vanity unit with an inset wash hand basin and mixer tap over. Low level WC. Obscure double glazed window to the side aspect, chrome ladder style heated towel rail, tiled flooring and an extractor.

First Floor Landing

A good size landing with a double glazed window to the side aspect and access to the roof void. Built in cupboard housing the hot water cylinder tank and immersion heater.

Bedroom 1: 13' 7" x 11' 1" (4.15m x 3.39m)

Double glazed window to the rear aspect over looking the garden. Range of built in bedroom wardrobes and drawers spanning the full length of the room. Single panel radiator and a coved ceiling.

Bedroom 2: 13' 3" x 9' 7" (4.05m x 2.91m)

Double glazed window to the front aspect, single panel radiator and a coved ceiling.

Bedroom 3: 13' 7" x 9' 6" (4.13m x 2.89m)

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

Bedroom 4: 9' 5" x 9' 1" (2.88m x 2.78m)

Double glazed window to the front aspect, single panel radiator and a coved ceiling.

Bathroom: 8' 4" x 6' 1" (2.54m x 1.85m)

Updated with a modern white three piece suite comprising; 'P' shaped panel bath with a curved screen and wall mounted electric Mira sport shower unit over. Fitted bathroom storage units with an inset wash hand basin and an anti-mist illuminated mirror over. Low level WC with a concealed cistern. Part marble effect laminate panelled walls, chrome ladder style heated towel rail and a chrome ladder style heated towel rail.

Garage: 22' 8" x 9' 6" (6.90m x 2.89m)

A fully insulated detached slightly larger than average single garage located to the side of the property. Electric roller door to the front aspect heading the driveway. Double glazed window to the rear aspect, side access door, power and light connected.

Outside

The outside of the property is extremely well maintained and benefits from off road parking for numerous vehicles via the block paviour driveway heading the garage and front door. A wrought iron pedestrian gate gives access to:

The enclosed rear garden backs onto fields and enjoys a high degree of privacy. A hardstanding area and patio can be accessed from the conservatory doors and leads up to the main level lawn with a paved path leading to the summerhouse set to one corner. Space for a timber shed. Outside water tap and lights.