



Service Charges

Please note: There is a service charge of currently £150.00 per annum (reviewed annually) for the upkeep of all communal areas within the development.

Tenure: Freehold

Council Tax: Band C

Energy Performance Rating: B (84)

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: £260,000

Hazel Court, Chard, Somerset TA20 1GG

Independent Sales, Lettings and Property Management Agents

Tarr Residential Ltd Company Number 07042284 trading as Tarr Residential. Registered at 35 Fore Street, Chard, Somerset TA20 1PT

T: 01460 68890

E: chard@tarrresidential.co.uk

W: www.tarrresidential.co.uk

Tarr Residential

**8 Hazel Court,
Chard,
Somerset
TA20 1GG**

Guide Price: £260,000

- **Energy Efficient Semi Detached Property**
- **Cul-de-Sac Location Backing onto Paddock**
- **3 Bedrooms**
- **Superb 18ft Kitchen/Dining Area**
- **Sitting Room with Feature Fireplace**
- **Entrance Hall & Cloakroom**
- **First Floor White Suite Bathroom**
- **Double Glazing & Gas Fired Heating**
- **Garage & Off Road Parking**
- **Low Maintenance Front & Enclosed Rear Garden**

Situated towards the end of the Hazel Court cul-de-sac, backing onto a paddock and within easy reach of the local nature reserve for countryside walks is this highly energy efficient semi detached 3 bedroom property with garage and off road parking. The beautifully presented property comprises; entrance hall, cloakroom, sitting room with feature fireplace, superb 18ft kitchen/dining area with integrated appliances and access to the garden. First floor white suite family bathroom. Further benefits from double glazing, gas fired heating via a combination boiler and low maintenance gardens.



Approach

Approach via the stepping stone footpath leading to the composite front door with light over and opening to:

Entrance Hall

With stairs rising to the first floor, single panel radiator and a wall mounted thermostat. Wall mounted electric meter. Wood effect luxury vinyl flooring continuing throughout the ground floor. Door to:

Cloakroom: 8' 1" x 3' 1" (2.46m x 0.93m)

Fitted with a white two piece suite comprising; low level WC and a pedestal wash hand basin with mixer tap and splash back over. Half wood panelled walls, single panel radiator and an extractor.

Sitting Room: 15' 11" x 11' 5" (4.84m x 3.49m)

Double glazed window to the front aspect, feature fireplace with a paved hearth, wood mantle and space for an electric log burner style fire. Single panel radiator, TV and telephone points.

Kitchen/Dining Area: 18' 7" x 9' 3" (5.67m x 2.82m)

Fitted with a modern range of light grey fronted, soft closing shaker style wall and base units with rolled edge worktops and upturns over. Inset one and a half bowl and drainer with mixer tap over. Built in high level Lamona double oven with a separate stainless steel four burner gas hob, glass splash back and a concealed extractor over. Integrated appliances include: dishwasher, fridge and freezer. Space and plumbing for both a washing machine and tumble dryer. Breakfast bar feature with space for seating under. Wall unit housing the Potterton gas fired combination boiler. Wall mounted electric consumer unit. Two double glazed windows over looking the rear garden and a part double glazed door opening to outside. Double panel radiator, recessed ceiling spotlights and a heat/smoke detector.

First Floor Landing

With access to the roof space. Built in storage cupboard and a smoke detector.

Bedroom 1: 13' 7" x 9' 11" (4.14m x 3.03m)

Double glazed window to the front aspect, single panel radiator, TV and telephone points.

Bedroom 2: 11' 7" x 11' 1" (3.54m x 3.38m) (max)

Double glazed window to the rear aspect over looking a paddock. Single panel radiator, feature part panelled wall and access to the roof void.

Bedroom 3: 8' 3" x 8' 2" (2.52m x 2.49m) (max)

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

Bathroom: 7' 1" x 5' 6" (2.15m x 1.68m)

Fitted with a white three piece suite comprising; panel bath with mixer tap, glass screen and a wall mounted thermostatic shower over. Wash hand basin with mixer tap over. Low level WC with a concealed cistern. Obscure double glazed window to the rear aspect, part tiled walls, chrome ladder style heated towel rail, extractor and recessed ceiling spotlights.

Garage: 18' 6" x 10' 0" (5.64m x 3.04m)

A detached single garage located at the rear of the property. Pitched and tiled roof (providing eaves storage). Up and over door to the front aspect. Power connected.

Outside

The outside of the property is very well maintained. The front door is approached via a stepping stone path through the decorative gravel chipped garden. Off road parking is at the side of the property with a gate giving access to the garage and:

The garden enjoys a very high degree of privacy and is fully enclosed by timber fencing. A covered paved patio is accessed from the dining area door and leads on to the artificial lawn for ease of maintenance. A timber decked seating space is at one corner to the rear boundary. Raised flower beds are retained by railway sleeper style walls. External power point and water taps are all connected.