



Tenure: Freehold

Council Tax: Band B

Energy Performance Rating: C (71)

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: £175,000

**Ashfield Terrace, Forton Road, Chard, Somerset
TA20 2HP**

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

14 Ashfield Terrace,
Forton Road, Chard,
Somerset
TA20 2HP

Guide Price: £175,000

- NO ONWARD CHAIN
- Period Terraced Property
- 3 Bedrooms
- Sitting Room with Bay Window & Fireplace
- Separate Dining Room
- Fitted Kitchen & Utility Room
- Ground Floor White Suite Bathroom
- Gas Fired Heating via a Combination Boiler
- Double Glazing
- Enclosed Level Rear Garden with Patio & Store

Situated on Ashfield Terrace and within walking distance to the Chard town centre is this good size 3 bedroom period terraced property with the added benefit of an enclosed rear garden. The property comprises; entrance porch, inner hall, sitting room with bay window and fireplace, separate dining room, fitted kitchen, utility room and a ground floor white suite bathroom. Further benefits from double glazing, gas fired heating via a combination boiler and on road parking available at the front aspect.



Approach

Approach via the wrought iron pedestrian gate giving access to the original tiled footpath leading to the uPVC front door and opening to:

Entrance Porch

With a tiled floor and the wall mounted electric consumer unit. Further part glazed door to:

Inner Hall

With stairs rising to the first floor, single panel radiator and wood effect laminate flooring. Door to:

Sitting Room: 13' 1" x 11' 6" (4.00m x 3.50m) (into bay)

Double glazed bay window to the front aspect, feature fireplace with a wood surround and an inset electric fire. Wood laminate flooring and a large opening to:

Dining Room: 12' 0" x 11' 5" (3.67m x 3.48m)

Wood effect laminate flooring, double panel radiator and a built in under stairs storage area. Door to:

Kitchen: 15' 5" x 8' 4" (4.69m x 2.54m)

Fitted with a range of oak fronted wall and base units, rolled edge worktops over and all complemented by tiled splash backs. Inset stainless steel bowl and drainer with taps over. Built in oven with a separate ceramic hob and extractor over. Space for an under counter fridge. Double glazed window to the side aspect, tiled floor and a TV point. Part glazed door to:

Utility: 7' 7" x 5' 9" (2.31m x 1.76m)

Fitted with a rolled edge worktop, space and plumbing for both a washing machine and tumble dryer. Double glazed windows to the side and rear, tiled floor and a further uPVC part double glazed door opening to the rear garden.

Bathroom

Fitted with a white three piece suite comprising; panel bath, inset wash hand basin over pedestal and a low level WC. Obscure double glazed window to the rear aspect and into the utility room, tiled flooring and a wall mounted radiator.

First Floor Landing

A split level landing with a single panel radiator, smoke detector and access to the roof void via a fitted loft ladder.

Bedroom 1: 14' 3" x 11' 5" (4.35m x 3.49m) (max)

Two double glazed windows to the front aspect and two built in double wardrobes.

Bedroom 2: 11' 5" x 7' 6" (3.49m x 2.28m)

Double glazed window to the rear aspect and two built in wardrobes.

Bedroom 3: 8' 6" x 8' 5" (2.59m x 2.56m)

Double glazed window to the rear aspect with views over the Chard town and beyond. Wall mounted Baxi gas fired combination boiler. Double panel radiator and laminate flooring.

Outside

The front of the property is low maintenance and enclosed by wrought iron railings with a pedestrian gate leading the original tiled path leading to the front door.

An access door from the front aspect opens to a shared alleyway giving access to:

The rear garden is fully enclosed by a combination of stone walling and timber fencing. A hardstanding area is accessed from the utility room door and leads up to the main lawn and a paved patio provides a pleasant seating area. A useful store is in situ. Outside water tap.

Agents Note

There is a right of pedestrian access over the rear of the property for the use of neighbouring properties to access their gardens via an alleyway to the side of the property to the front aspect.

Parking

On road parking available at the front aspect.