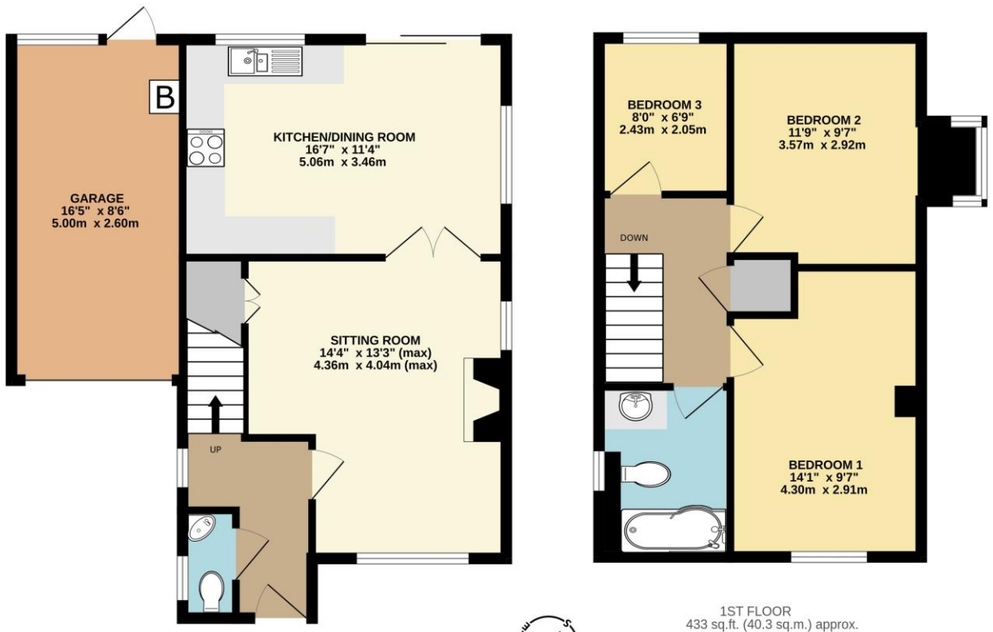

Tenure: Freehold

Council Tax: Band D

Energy Performance Rating: D (67)

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: £280,000

Deane Way, South Chard, Nr chard, Somerset TA20 2TD

14 Deane Way,
South chard, Nr Chard,
Somerset
TA20 2TD

Guide Price: £280,000

- **NO ONWARD CHAIN**
- **Modern Link Detached Property**
- **Popular Village & Quiet Cul-de-Sac Location**
- **3 Bedrooms**
- **16ft Kitchen/Dining Room with Garden Access**
- **Separate Sitting Room with Fireplace**
- **Cloakroom & First Floor Family Bathroom**
- **Double Glazing & Gas Fired Heating**
- **Garage & Off Road Parking**
- **Enclosed Rear Garden with Good Size Patio**

Situated at the end of the quiet Deane Way cul-de-sac of the popular village of South Chard is this modern link detached 3 bedroom property with garage, off road parking and an enclosed southwest facing rear garden with patio. The property comprises; entrance hall, cloakroom, sitting room with fireplace, 16ft Kitchen/dining room with garden access and a first floor family bathroom. Further benefits from double glazing and gas fired heating via a combination boiler.

Approach
The property is located at the end of the Deane Way cul-de-sac and approached via the driveway and two steps rising to the composite part double glazed front door with light over. Opening to:

Entrance Hall
With a double glazed window to the side aspect, stairs rising to the first floor, laminate flooring, single panel radiator, coat hanging space, coved ceiling ana a smoke detector. Door to the sitting room and:

Cloakroom: 5' 6'' x 2' 9'' (1.67m x 0.83m)
Fitted with a two piece suite comprising; low level WC and a wall mounted corner wash hand basin with taps over. Obscure double glazed window to the side aspect, part tiled walls and a single panel radiator and a coved ceiling.

Sitting Room: 14' 4'' x 13' 3'' (4.36m x 4.04m) (max)
A dual aspect room with a double glazed window to the front and side. Feature fireplace with a wood surround, marble hearth and an inset gas coal effect fire. Single panel radiator, TV point, coved ceiling and a built in under stairs storage cupboard with shelving and power connected. Glazed double doors opening to:

Kitchen/Dining Room: 16' 7'' x 11' 4'' (5.06m x 3.46m)
The kitchen is fitted with a comprehensive range of modern solid wood wall and base units, rolled edge worktops over and all complemented by tiled splash backs. Inset stainless steel one and a half bowl with mixer tap over. Space for an electric cooker with a stainless steel chimney style extractor over. Integrated fridge, freezer and dishwasher. Space and plumbing for a washing machine. Double glazed window over looking the garden. The dining area benefits from a double glazed window to the side and double glazed sliding patio doors opening to the patio and garden, single panel radiator, TV point, coving and a heat/smoke detector.

First Floor Landing
With access to the roof void, built in cupboard with a chrome ladder style heated towel rail. Smoke detector and a coved ceiling.

Bedroom 1: 14' 1'' x 9' 7'' (4.30m x 2.91m) (max)
Double glazed window to the front aspect, single panel radiator, TV aerial point and a telephone point. Coved ceiling.

Bedroom 2: 11' 9'' x 9' 7'' (3.57m x 2.92m)
Double glazed window to the side aspect with a deep sill. Single panel radiator and a coved ceiling.

Bedroom 3: 8' 0'' x 6' 9'' (2.43m x 2.05m)
Double glazed window to the rear aspect, single panel radiator and a coved ceiling.

Bathroom: 8' 9'' x 6' 7'' (2.66m x 2.01m)
Fitted with a three piece suite comprising: 'P' shaped panel bath with a curved glass screen, taps and a wall mounted thermostatic shower over. Vanity wash hand basin with taps over and storage space below. Low level WC. Obscure double glazed window to the side aspect, part tiled walls, extractor and recessed ceiling spotlights.

Garage: 16' 5'' x 8' 6'' (5.00m x 2.60m) (approx)
An attached single garage with a pitched and tiled roof (providing additional storage within the eaves). Up and over door to the front aspect heading the driveway, rear window and access door from the garden. Wall mounted Worcester gas fired combination boiler. Wall mounted electric fusebox and meters. Power and light connected.

Outside
The property benefits from off road parking for up to two vehicles heading the garage and a short paved path and two steps rising to the front door. The garden is laid to decorative gravel chipped beds.

The south west facing rear garden is fully enclosed by timber fencing. A good size paved patio can be accessed from the dining area doors and provides entertaining space leading on to the main lawn. A path and a step lead to the rear garage access door and a path to the side aspect of the main property provides storage space. Outside Light and water tap.

Tarr Residential W: www.tarrresidential.co.uk T: 01460 68890 E: chard@tarrresidential.co.uk