



Tenure: Freehold

Council Tax: Band D

Energy Performance Rating: C (79)

Services

Mains Gas, Electric, Water and Drainage. Owned Solar Panels with 10KW Battery Storage.

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: £425,000

Rackclose Gardens, Chard, Somerset TA20 1RG

Independent Sales, Lettings and Property Management Agents

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Tarr Residential

3 Rackclose Gardens, Chard, Somerset TA20 1RG

Guide Price: £425,000

- Beautifully Presented & Detached Bungalow
- Stunning Views from the Elevated Position
- End of Cul-de-Sac Location
- 3 Double Bedrooms
- Sitting/Dining Room with Log Burner
- Modern Fitted Kitchen & Sunroom
- White Suite Bathroom & Further White Suite Shower Room
- Double Glazing, Gas Fired Heating & Solar Panels with Battery Storage
- Detached Double Garage & Off Road Parking
- Well Maintained Garden with Patio Area



A simply stunning detached and spacious 3 double bedroom bungalow with the added benefit of a detached double garage and off road parking for multiple vehicles, all situated on an edge of town location towards the end of the Rackclose Gardens cul-de-sac with countryside views. The immaculate property comprises; entrance hall, superb fitted kitchen with high end integrated appliances, utility room, cloakroom, good size inner hall with garden access, 25ft sitting/dining room with vaulted ceiling, countryside views and a solid fuel burner, sunroom over looking the garden, study, white suite shower room and a further white suite bathroom. Further benefits from double glazing, gas fired heating via a combination boiler and owned solar panels generating an income of upto £2400.00 per annum.



Approach

Approached via the driveway heading the double garage and a path leading to the double glazed entrance door with glass canopy over, double glazed side panel opening to: Entrance hall area with a double glazed window to the front aspect, coat hanging space and a double panel radiator. Open plan to the kitchen with Marmoleum flooring through to:

Kitchen: 13' 1" x 11' 8" (4.00m x 3.55m)

Double glazed window to the side aspect with excellent views over field and fitted with superb range of high gloss bi-tone wall and base units, wide pan drawers and further integrated drawers, Maia square edge worktops over and all complemented by tiled splash backs. Inset stainless steel one and a half bowl and drainer with mixer tap over. Integrated appliances include: AEG induction hob with extractor over. Separate high level oven with Pyrolytic self cleaning, combination microwave oven and warming drawer. Bosch dishwasher, Neff fridge and freezer. Cupboard housing the Worcester combination boiler. Wall mounted radiator. Door into the inner hall and a further door from the entrance hall area to:

Utility Room: 5' 5" x 5' 1" (1.66m x 1.56m)

Fitted with a base unit, rolled edge worktop with an inset stainless steel bowl with mixer tap and tiled splash back over. Space and plumbing for a washing machine. Double glazed window to the side aspect and a tiled floor. Door to:

Cloakroom: 5' 1" x 3' 3" (1.56m x 1.00m)

Fitted with a two piece suite comprising; low level WC and a wall mounted wash hand basin with mixer tap and tiled splash back over. Tiled flooring, chrome heated towel rail and an extractor.

Inner Hall

A spacious hall with garden access via a uPVC double glazed door. Deep built in storage cupboard. Single panel radiator, recessed ceiling spotlights, smoke detector and access to the part boarded roof space via a fitted loft ladder.

Sitting/Dining Room: 25' 0" x 15' 9" (7.63m x 4.81m) (max)

A stunning room with vaulted ceiling and dual aspect with a double glazed window to the side aspect with excellent views over open fields. Double glazed sliding doors opening to the patio and rear garden. Freestanding corner solid fuel burner on a slate hearth. Two double panel radiators, TV point and a wall mounted thermostat. French doors and three steps down to:

Sunroom: 12' 6" x 12' 4" (3.80m x 3.75m)

Over looking the garden and countryside beyond, constructed from double glazed sealed units and an insulated roof over. Double glazed

sliding doors to the side aspect opening to the patio and garden. Laminate flooring, modern wall mounted radiator, power points and recessed spotlights.

Study: 13' 0" x 6' 4" (3.96m x 1.93m)

With a double glazed door opening to outside and a double glazed window to the side aspect, tiled flooring, wall mounted radiator. Wall mounted 10kwh battery storage for the solar panels. Door to:

Shower Room: 6' 3" x 5' 5" (1.90m x 1.66m)

Fitted with a modern white three piece suite comprising; 1700 x 800mm walk in cubicle with a glass screen and wall mounted thermostatic shower with rainfall head over. Wall mounted wash hand basin with mixer tap and illuminated mirror over. Low level WC. Obscure double glazed window to the front aspect, modern wall mounted radiator, tiled flooring with electric under floor heating, part tiled/part laminate bathroom panelled walls and an extractor.

Bedroom 1: 13' 3" x 9' 10" (4.04m x 3.00m)

Two double glazed windows to the front aspect, range of built in wardrobes spanning the full width of the room, double panel radiator and power points with USB ports.

Bedroom 2: 10' 11" x 9' 10" (3.33m x 3.00m)

Double glazed window to the front aspect, wall mounted radiator and a coved ceiling. Wall mounted electric consumer unit.

Bedroom 3: 9' 5" x 8' 10" (2.88m x 2.68m)

Double glazed window to the rear aspect over looking the garden and countryside beyond. Wall mounted radiator.

Bathroom: 8' 8" x 5' 7" (2.65m x 1.70m)

Fitted with a modern white three piece suite comprising; panel bath with a glass screen, mixer tap and wall mounted Mira electric shower over. Vanity storage unit with an inset wash hand basin and illuminated mirror over. Low level WC. Two obscure double glazed windows to the rear aspect, tiled walls, vinyl tiled flooring, heated towel rail, shaver point and an extractor.

Double Garage: 20' 4" x 15' 0" (6.20m x 4.56m)

A detached double garage to the side aspect with an electric roller door to the front heading the tarmac driveway. Power and light connected. Side access door to:

Garden Room: 7' 7" x 6' 8" (2.32m x 2.02m)

Attached to the side of the garage and glazed on three aspects over looking and with access to the rear garden. Tiled flooring and a power point.

Outside

The property benefits from an end of cul-de-sac location and is approached via the tarmac driveway (with EV charging point) heading the double garage and providing off road parking for multiple vehicles. A block paviour path leads to the main entrance door bordered by a raised bed extensively planted with mature shrubs and flowers. Outside water tap and lights. Double opening wooden gates give access to:

The enclosed rear garden is extremely well maintained and enjoys a very high degree of privacy. A good size paved patio can be accessed from the sitting room, rear hall and study doors and leads onto the main lawn. Steps lead down from the sunroom door to the lawn. Borders are planted with colourful mix of established shrubs, plants and flowers. Steps down to a wooden shed attached to the rear of the garage (4.4m x 7.15m)