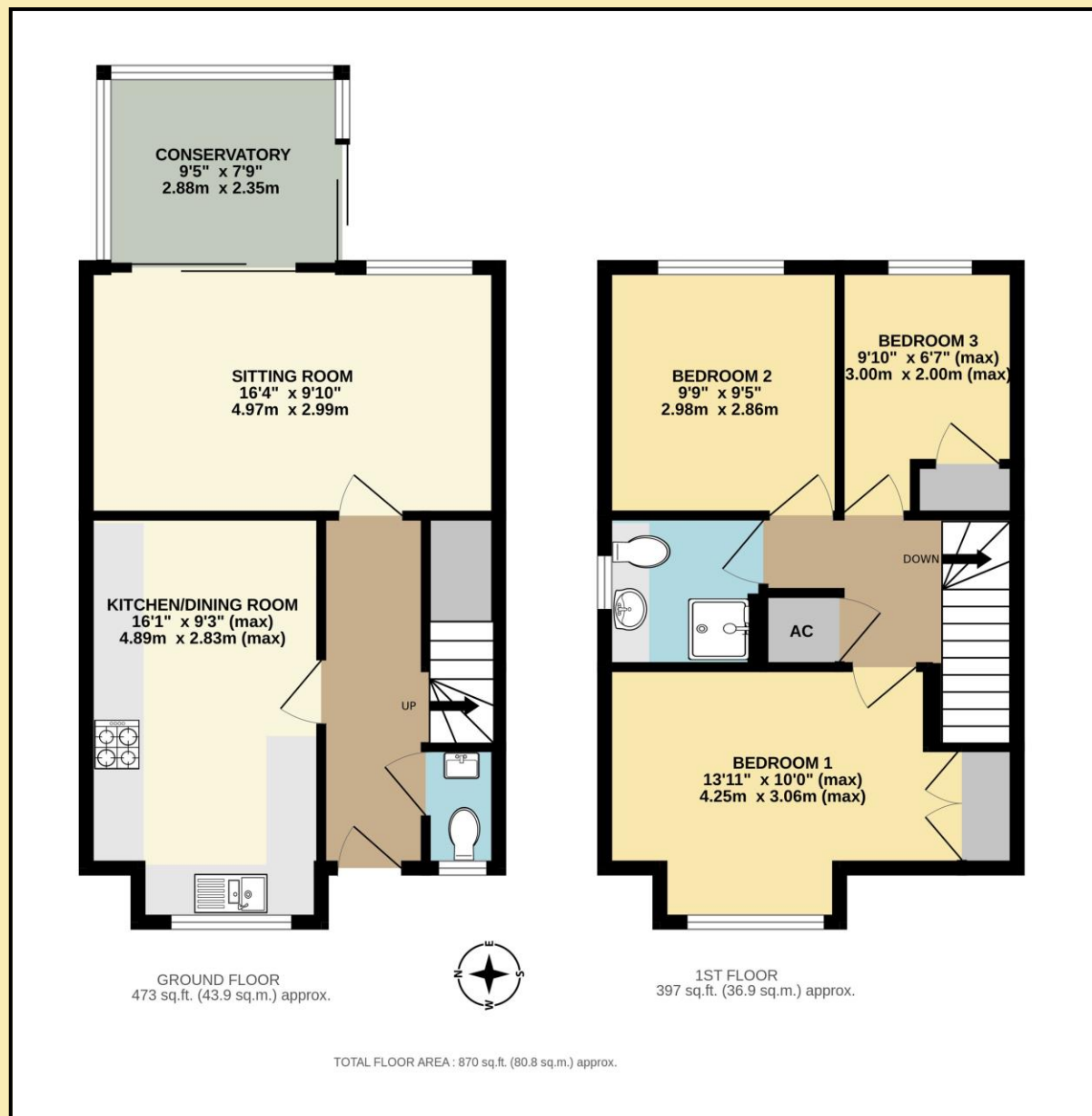




Tenure: Freehold

Council Tax: Band B

Energy Performance Rating: D (62)

Services

Mains 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: £225,000

**Simons Mews, Lyddons Mead, Chard, Somerset
TA20 1HD**

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

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Tarr Residential

**1 Simons Mews,
Lyddons Mead, Chard,
Somerset
TA20 1HD**

Guide Price: £225,000

- **NO ONWARD CHAIN**
- **Modern End of Terrace Property**
- **3 Bedrooms**
- **16ft Fitted Kitchen/Dining Room**
- **Separate Sitting Room & Conservatory**
- **Entrance Hall & Cloakroom**
- **First Floor White Suite Shower Room**
- **Double Glazing & Electric Heating**
- **2 Off Road Parking Spaces**
- **Enclosed Low Maintenance Rear Garden**

**Situated on the Lyddons Mead cul-de-sac is this extremely well presented and modern 3 bedroom end of terrace property with the added benefit of low maintenance gardens and 2 off road parking spaces. The redecorated throughout property comprises; good size entrance hall, cloakroom, 16ft comprehensively fitted kitchen/dining room, sitting room with access to the conservatory and a first floor white suite shower room. Further benefits from double glazing, electric heating and NEW carpets.
IDEAL FIRST TIME BUY or INVESTMENT.**



Approach

The part double glazed front door is approached via a step with light over and opens to:

Entrance Hall

A good size entrance hall with stairs rising to the first floor, electric night storage heater, laminate flooring, textured and coved ceiling. Door to:

Cloakroom: 4' 8" x 2' 9" (1.43m x 0.84m)

Fitted with a white two piece suite comprising: wall mounted wash hand basin with mixer tap over. Low level WC. Obscure double glazed timber framed window to the front aspect, textured and coved ceiling.

Kitchen/Dining Room: 16' 1" x 9' 3" (4.89m x 2.83m)

Comprehensively fitted with a modern range of white fronted 'shaker' style wall and base units. rolled edge worktops over and all complemented by tiled splash backs. Inset stainless steel one and a half bowl and drainer with mixer tap over. Built in oven with a stainless steel four burner hob and extractor over. Space and plumbing for a washing machine, spaces for separate under counter fridge and freezer. Double glazed window to the front aspect, laminate flooring, electric night storage heater, textured and coved ceiling.

Sitting Room: 16' 4" x 9' 10" (4.97m x 2.99m)

Double glazed window to the rear aspect, electric night storage heater, TV and telephone points, textured and coved ceiling. Sliding patio doors opening to:

Conservatory: 9' 5" x 7' 9" (2.88m x 2.35m)

Constructed of uPVC double glazed sealed units with a solid roof over. Double glazed sliding patio door opening to the courtyard garden. Electric night storage heater, laminate flooring and power points.

First Floor Landing

With access to the roof void. Built in cupboard housing the hot water cylinder tank and immersion heater. Smoke detector, textured and coved ceiling.

Bedroom 1: 13' 11" x 10' 0" (4.25m x 3.06m) (max)

Double glazed window to the front aspect, electric night storage heater, telephone point and a built in double wardrobe. Textured and coved ceiling.

Bedroom 2: 9' 9" x 9' 5" (2.98m x 2.86m)

Double glazed window to the rear aspect, electric night storage heater, textured and coved ceiling.

Bedroom 3: 9' 10" x 6' 7" (3.00m x 2.00m) (max)

Double glazed window to the rear aspect, built in wardrobe, textured and coved ceiling.

Bathroom: 6' 6" x 5' 11" (1.97m x 1.81m)

Fitted with a white three piece suite comprising; square cubicle with a glass screen, door and a wall mounted thermostatic shower over. Fitted bathroom storage units with an inset wash hand basin and low level WC with a concealed cistern. Obscure double glazed window to the side aspect, part tiled walls, textured and coved ceiling.

Outside

The outside of the property is low maintenance and benefits from two allocated off road parking spaces to the rear.

The front door is approached via a step with light over. The front garden area is laid to decorative slate chippings with a border planted with lavender.

The rear garden enjoys a good degree of privacy and is of a courtyard style for ease of maintenance. A raised bed is at the rear boundary and two steps lead up to the rear access gate opening to the parking area.