



Tenure: Freehold

Council Tax: Band B

Energy Performance Rating: D (68)

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: £230,000

Thorndun Park Drive, Chard, Somerset TA20 1BS

Independent Sales, Lettings and Property Management Agents

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Tarr Residential

6 Thorndun Park Drive,
Chard,
Somerset
TA20 1BS

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- NO ONWARD CHAIN
- Mid Terraced 3 Bedroom Property
- Popular Glynswood Development
- 23ft Sitting/Dining Room
- Modern Fitted Kitchen
- Conservatory with Access to the Garden
- First Floor White Bathroom Suite
- Double Glazing
- Gas Fired Heating via Combination Boiler
- Enclosed Rear Garden & Garage



Situated on the ever popular Thorndun Park Drive of the Glynswood development is this extremely well presented mid terraced 3 bedroom property with garage and an enclosed rear garden. The redecorated property comprises; entrance hall, 23ft sitting/dining room, modern fitted kitchen, conservatory with garden access and a first floor white suite bathroom. Further benefits from double glazing, gas fired heating via a combination boiler

IDEAL FIRST TIME BUY or INVESTMENT.

Entrance

Approached via the footpath to a storm canopy heading the uPVC part double glazed front door with a part double glazed side panel. Opening to:

Entrance Hall

With stairs rising to the first floor, wood flooring and a telephone point. Door to:

Sitting/Dining Room: 23' 5" x 12' 7" (7.16m x 3.85m) (max)

Double glazed window to the front aspect, two double panel radiators, feature fireplace with a wood surround and inset coal effect fire. Under stairs storage cupboard, TV point, smoke detector, wood flooring, textured and coved ceiling. Double glazed sliding patio doors to the conservatory and a further sliding door to;

Kitchen: 8' 8" x 7' 4" (2.65m x 2.25m)

Fitted with a modern range of wood effect wall and base units, rolled edge worktops over and all complemented by tiled splash backs. Inset stainless steel bowl and drainer with mixer tap over. Built in single oven with a ceramic hob and a stainless steel chimney style extractor over. Space for an upright fridge/freezer. Tiled floor, double glazed window and door to:

Conservatory: 13' 10" x 6' 10" (4.22m x 2.10m)

Constructed on low brick built walls with uPVC double glazed sealed units over, polycarbonate roof over and double opening doors to the garden. Power points.

First Floor Landing

With access to the roof void (fully boarded, insulated and housing a Worcester gas fired combination boiler), smoke detector and textured ceiling.

Bedroom 1: 12' 10" x 9' 3" (3.92m x 2.83m)

Double glazed window to the rear aspect, double panel radiator and a wall mounted thermostat.

Bedroom 2: 10' 5" x 9' 3" (3.18m x 2.83m)

Double glazed window to the front aspect, double panel radiator, telephone point and a textured ceiling.

Bedroom 3: 7' 4" x 6' 4" (2.25m x 1.95m)

Double glazed window to the front aspect, double panel radiator, TV point and built-in storage shelving.

Bathroom: 6' 5" x 5' 6" (1.96m x 1.70m)

Fitted with a white three piece suite comprising; panel bath with a glass screen, mixer tap with shower attachment over, wash hand basin and pedestal with taps over and a low level WC. Tiled walls, built in storage cupboard, and a textured ceiling.

Garage: 15' 10" x 8' 2" (4.85m x 2.50m)

The single garage is in a block of six located to the rear of the property with an up and over door to the front aspect.

Outside

The garden to the front of the property is laid to level lawn with a path leading to the front door.

The rear garden is fully enclosed by timber fencing and is well maintained. A paved patio heads the conservatory doors with two steps leading down to the main lawn, bordered on one side by a bed filled with a variety of mature shrubs and plants. Stepping stones lead to a gravel area at the rear boundary with a timber access gate giving access to the garage.