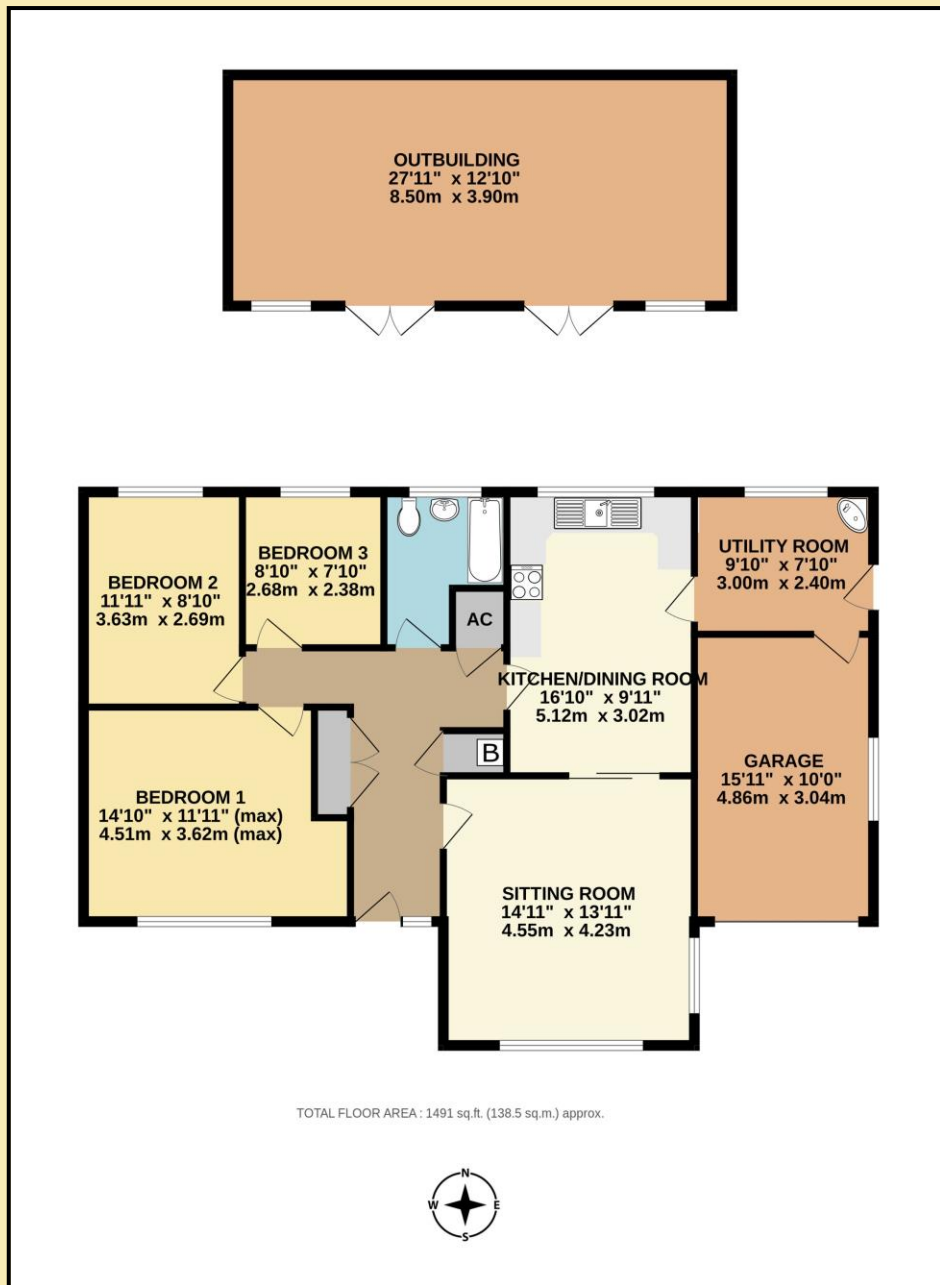




**Tenure:** Freehold

**Council Tax:** Band D

**Energy Performance Rating:** Band TBA

#### Services

Mains Electric, Water and Drainage. Oil Fired Heating.

#### 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: £525,000**

**Holway, Tatworth, Nr Chard, Somerset  
TA20 2SS**

**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**

**Avalon, Holway,  
Tatworth, Nr Chard,  
Somerset  
TA20 2SS**

**Guide Price: £525,000**



- **Detached Bungalow with Huge Potential**
- **Large Mature Grounds of Approximately 0.5 Acre**
- **Popular Village Location**
- **16ft Kitchen/Dining Room & Utility Room**
- **Separate Dual Aspect Sitting Room**
- **Modern White Suite Bathroom**
- **Double Glazing & Oil Fired Heating**
- **Large workshop & Outside Store**
- **Garage & Off Road Parking for Multiple Vehicles**
- **NO ONWARD CHAIN**

**Offering huge potential and enjoying mature gardens and grounds of approximately 0.5 of an acre and the popular village location of Tatworth is this unique and spacious, detached 3 bedroom bungalow with garage, large workshop/shed and off road parking for multiple vehicles. The property comprises; storm porch, entrance hall, dual aspect sitting room, 16ft kitchen/dining room, utility room and a modern white suite bathroom. Further benefits from double glazing and oil fired heating.**



#### **Approach**

Approached via twin opening wrought iron gates giving access to the driveway, providing off road parking for multiple vehicles heading the garage. A path and step lead up to the storm porch heading the part double glazed front door opening to:

#### **Entrance Hall**

A good size hall with a double glazed window to the front aspect, built in storage cupboard and two further built in cupboards housing the oil fired Grant floor mounted boiler, hot water cylinder tank and immersion heater. Single panel radiator, telephone point and a smoke detector. Textured and coved ceiling.

#### **Sitting Room:** 14' 11" x 13' 11" (4.55m x 4.23m)

A dual aspect room with double glazed windows to the front with views over a paddock and to the side. Two double panel and a single panel radiator, TV point, three wall light points, textured and coved ceiling. Glazed sliding doors to:

#### **Kitchen/Dining Room:** 16' 10" x 9' 11" (5.12m x 3.02m)

Fitted with a range of wall and base units, square edge worktops over and all complemented by tiled splash backs. Inset stainless steel double drainer and bowl with mixer tap over. Space for an electric cooker and space for an under counter fridge. Breakfast bar feature with space for seating under. Double glazed window to the rear aspect over looking the garden, a double and a single panel radiator, textured and coved ceiling. Door to:

#### **Utility Room:** 9' 10" x 7' 10" (3.00m x 2.40m)

Double glazed window to the rear aspect, single panel radiator and a wall mounted corner wash hand basin with taps, tiled splash back over. Part double glazed door opening to outside and an internal access door to the garage.

#### **Bedroom 1:** 14' 10" x 11' 11" (4.51m x 3.62m) (max)

Double glazed window to the front aspect with views over the garden and beyond. Double panel radiator, TV aerial and telephone points. Textured and coved ceiling.

#### **Bedroom 2:** 1' 11" x 8' 10" (3.63m x 2.69m)

Double glazed window to the rear aspect, single panel radiator, textured and coved ceiling.

#### **Bedroom 3:** 8' 8" x 7' 10" (2.64m x 2.38m)

Double glazed window to the rear aspect, single panel radiator, textured and coved ceiling.

#### **Bathroom:** 8' 8" x 6' 9" (2.63m x 2.07m) (max)

Fitted with a modern white three piece suite comprising; panel bath with taps and a all mounted electric shower over. Pedestal wash hand basin with mixer tap over and a low level WC. Obscure double glazed window to the rear aspect, part tiled walls, single panel radiator, textured and coved ceiling.

#### **Garage:** 15' 11" x 10' 0" (4.86m x 3.04m)

An attached single garage with an up and over door to the front aspect heading the driveway. Double glazed window to the side and an internal access door to the main property. Access to the roof void and light connected.

#### **Outbuilding:** 27' 11" x 12' 10" (8.50m x 3.90m)

A large detached outbuilding located at the rear boundary of the garden. Windows and doors to the front aspect.

#### **Outside**

The property enjoys mature gardens and grounds of approximately 0.5 acre. Double opening wrought iron gates give access to the driveway and hardstanding area, providing off road parking for multiple vehicles heading the garage. The front garden is mainly laid to lawn with beds and borders filled with an established variety of mature shrubs and plants. A pathway to the side of the garage gives access to:

Steps lead up to the main lawn bordered by mature hedges, trees and apples trees. The large outbuilding is positioned to the rear boundary. Feature pond and an outside store. The oil storage tank is located at the side of the property. Outside water tap and lights.