



Tenure: Freehold

Council Tax: Band B

Energy Performance Rating: D (64)

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: £260,000

**Davies Close, Winsham, Nr Chard, Somerset
TA20 4JL**

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

T: 01460 68890

E: chard@tarrresidential.co.uk

W: www.tarrresidential.co.uk

Tarr Residential

35 Davies Close,
Winsham, Nr Chard,
Somerset
TA20 4JL

Guide Price: £260,000

- NO ONWARD CHAIN
- Extended End of Terrace Property
- Cul-de-Sac, Thriving Village Location
- 3 Bedrooms
- Sitting Room, Dining Room & Sunroom
- Modern Fitted Kitchen & Utility Room
- Updated White Suite Bathroom
- Entrance Hall & Cloakroom
- Double Glazing & Oil Fired Heating
- Off Road Parking & Courtyard Style Garden with Store

Situated in the popular, well serviced village of Winsham and the cul-de-sac location of Davies Close is this extremely well presented and extended 3 bedroom, 3 reception room end of terrace property with the added benefit of off road parking for 2 vehicles, detached outbuilding/store and low maintenance south facing courtyard style garden. The property comprises: entrance hall, cloakroom, sitting room, dining room and sunroom with access to the courtyard. First floor updated white suite bathroom. Further benefits from double glazing and oil fired heating.



Approach

Approached via the off road parking area at the front of the property to a uPVC part double glazed front door and side panel. Storm canopy and outside light over. Opening to:

Entrance Hall

A good size hall with stairs rising to the first floor. Tiled flooring, built in storage cupboard and a further under stairs cupboard housing the electric consumer unit. Door to:

Cloakroom: 4' 11" x 3' 8" (1.51m x 1.11m)

Fitted with a white two piece suite comprising; wall mounted corner wash hand basin with taps and splash back over. Low level WC. Obscure double glazed window to the front aspect and tiled flooring.

Sitting Room: 12' 6" x 10' 8" (3.81m x 3.25m)

Double glazed window to the front aspect, double panel radiator, alcove with space for an electric fire. TV point, smoke detector and a coved ceiling. Wood effect laminate flooring and large opening through to:

Dining Room: 9' 9" x 9' 6" (2.97m x 2.90m)

With a double panel radiator, coved ceiling, access to the kitchen and a large opening to:

Sunroom: 9' 6" x 6' 11" (2.90m x 2.10m)

Double glazed sliding patio doors opening to the rear courtyard garden. Wood parquet flooring, single panel radiator and a Velux skylight window.

Kitchen: 9' 8" x 9' 3" (2.94m x 2.83m)

Fitted with a modern range of white high gloss fronted wall and base units with corner carousels, rolled edge worktops over and all complemented by tiled splash backs. Inset porcelain double bowl with drainer and mixer tap over. Built in high level Stoves double oven with a separate ceramic hob and chimney style extractor over. Double glazed window to the side aspect and a single panel radiator. Opening to:

Utility Room: 9' 9" x 6' 11" (2.96m x 2.11m)

Fitted with wall units, rolled edge worktops with an inset stainless steel bowl and mixer tap over. Space and plumbing both a washing machine & dishwasher. Space for a large american style fridge/freezer. Built in storage cupboard. Velux window and a uPVC part double glazed stable door opening to outside.

First Floor Landing

Double glazed window to the side aspect with views over the village. Built in storage cupboard, single panel radiator and access to the part boarded roof void with light via a fitted loft ladder.

Bedroom 1: 12' 7" x 11' 6" (3.83m x 3.50m)

Double glazed window to the rear aspect, built in wardrobe, single panel radiator and laminate flooring.

Bedroom 2: 10' 10" x 10' 8" (3.31m x 3.24m) (max)

Double glazed window to the front aspect, two double built in wardrobes and a dressing table with drawers under. Single panel radiator and laminate flooring.

Bedroom 3: 8' 7" x 7' 7" (2.62m x 2.31m)

Double glazed window to the front aspect, built in bed platform with storage beneath and top boxer over. Single panel radiator.

Bathroom: 6' 9" x 5' 5" (2.06m x 1.66m)

Fitted with a modern white three piece suite comprising; panel bath with a glass screen, mixer tap, wall mounted thermostatic shower with rainfall head 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 rear aspect, tiled walls, tiled effect laminate flooring, chrome ladder style heated towel rail and an extractor.

Outbuilding/Store: 11' 10" x 9' 2" (3.60m x 2.80m)

A detached outbuilding/store located to the side of the property. uPVC pedestrian access door at the front aspect and double glazed french doors accessed from the rear garden.

Outside

The property is located in the popular Davies Close cul-de-sac and approached via the off road parking area at the front aspect with space for two vehicles.

The outbuilding/store is at the side aspect.

The south facing rear courtyard style garden is well kept, fully enclosed by timber fencing and laid mainly to paving with slate gravel chipped borders providing ample space for seating, pots and planters. French doors give access to the outbuilding. A gate opens to the concealed oil storage tank and the external Worcester oil fired boiler is also screened. Outside water tap, light and external power point are all installed.