



**Tenure:** Freehold

**Council Tax:** Band B

**Energy Performance Rating:** B (85)

**Services**

Mains Gas, Electric, Water and Drainage. Owned Solar Panels.

**View**

Strictly by appointment only via sole selling agent Tarr Residential on 01460 68890 or at 35 Fore Street, Chard, Somerset TA20 1PT.

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**Guide Price: £250,000**

**Henson Park, Chard, Somerset TA20 1NP**

Independent Sales, Lettings and Property Management Agents

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**Tarr Residential**

**226 Henson Park,  
Chard,  
Somerset  
TA20 1NP**

**Guide Price: £250,000**

- **Immaculate Semi Detached Property**
- **3 Good Size Bedrooms**
- **Superb 18ft Kitchen/Dining Room**
- **Sitting Room with Multi Fuel Stove**
- **First Floor White Suite Shower Room**
- **Entrance Porch & Inner Hall**
- **Outside Store/Utility Area**
- **Double Glazing, Gas Fired Heating & Owned Solar Panels**
- **Off Road Parking for Multiple Vehicles**
- **Front & Enclosed Rear Garden**



**An immaculate 3 bedroom semi detached property with off road parking for multiple vehicles and an enclosed rear garden, all situated on the popular Henson Park development and within close proximity to the Avishayes Primary School, local convenience shops and countryside walks to the local nature reserve. Updated throughout by its current owner the property comprises; entrance porch, inner hall, sitting room with log burner, superb 18ft kitchen/dining room with integrated appliances, conservatory with access to the garden and a first floor re-fitted white suite shower room. Further benefits from double glazing, gas fired heating and owned solar panels.**



#### **Approach**

Approach to the composite front door via the driveway to the side of the property.

#### **Entrance Porch: 8' 5" x 4' 10" (2.56m x 1.48m)**

With a double glazed window to the front aspect, coat hanging space, single panel radiator, laminate flooring and a coved ceiling. Double glazed door opening to:

#### **Inner Hall**

With stairs rising to the first floor, built in under stairs cupboard with power point. Single panel radiator, telephone point, wall mounted cupboard housing the electric consumer unit and meter. Recessed ceiling spotlights and coving. Laminate flooring continuing throughout the ground floor and including:

#### **Sitting Room: 12' 4" x 11' 10" (3.76m x 3.61m)**

Double glazed window to the front aspect, attractive feature fireplace with a wood mantle, slate hearth and multi fuel stove. Modern wall mounted radiator, TV point, coved ceiling and a smoke detector.

#### **Kitchen/Dining Room: 18' 4" x 9' 11" (5.60m x 3.01m)**

Comprehensively fitted with a modern range of shaker style grey fronted, soft closing wall and base units, square edge worktops over and complemented by tiled splash backs and under unit lighting. Integrated Lamona appliances include: oven, electric hob with a concealed extractor, dishwasher, fridge and freezer. Double glazed window to the rear aspect, part double glazed door opening to outside. Two electric floor level heaters. Recessed ceiling spotlights, coving and a heat/smoke detector. Opening to:

#### **Conservatory: 10' 11" x 7' 6" (3.32m x 2.28m)**

uPVC construction with a polycarbonate roof over, double glazed sealed units to the side and rear. Double glazed french doors opening to the garden. Power points and two wall light points.

#### **First Floor Landing**

With access to the roof void and housing the gas fired boiler. Double glazed window to the side aspect, smoke detector and laminate flooring throughout the first floor.

#### **Bedroom 1: 12' 4" x 10' 4" (3.76m x 3.15m)**

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

#### **Bedroom 2: 11' 8" x 8' 9" (3.55m x 2.66m) (max)**

Double glazed window to the rear aspect, built in storage cupboards and wardrobe. Modern wall mounted radiator and a coved ceiling.

#### **Bedroom 3: 15' 5" x 8' 5" (4.69m x 2.57m) (max)**

Double glazed window to the front aspect, modern wall mounted radiator and a coved ceiling.

#### **Shower Room: 7' 8" x 5' 5" (2.33m x 1.66m)**

Updated with a modern white three piece suite comprising; 1600 x 800 walk-in cubicle with a glass screen, wall mounted thermostatic shower with rainfall head over. Vanity wash hand basin with mixer tap and storage cupboard below. Low level WC. Obscure double glazed window to the rear aspect, part tiled walls, chrome ladder style heated towel rail and an extractor.

#### **Outside Store/Utility Area: 14' 2" x 6' 10" (4.31m x 2.08m)**

A detached outbuilding to the rear of the property. Part double glazed side access door from the garden, double glazed window to the front, space and plumbing for a washing machine. Power and light connected.

#### **Outside**

The outside of the property is very well maintained. The front door on the side aspect is approached via the off road parking area. The front garden is mainly laid to low maintenance decorative gravel chippings with a raised border filled with a good variety of law plants and shrubs. A timber pedestrian gate gives access to:

The rear garden is fully enclosed by a combination of high brick walls and timber fencing and further benefits from a hardstanding area with paving, gravel and stepping stones leading onto the main lawn. Space for a storage shed is set to one corner at the rear boundary.