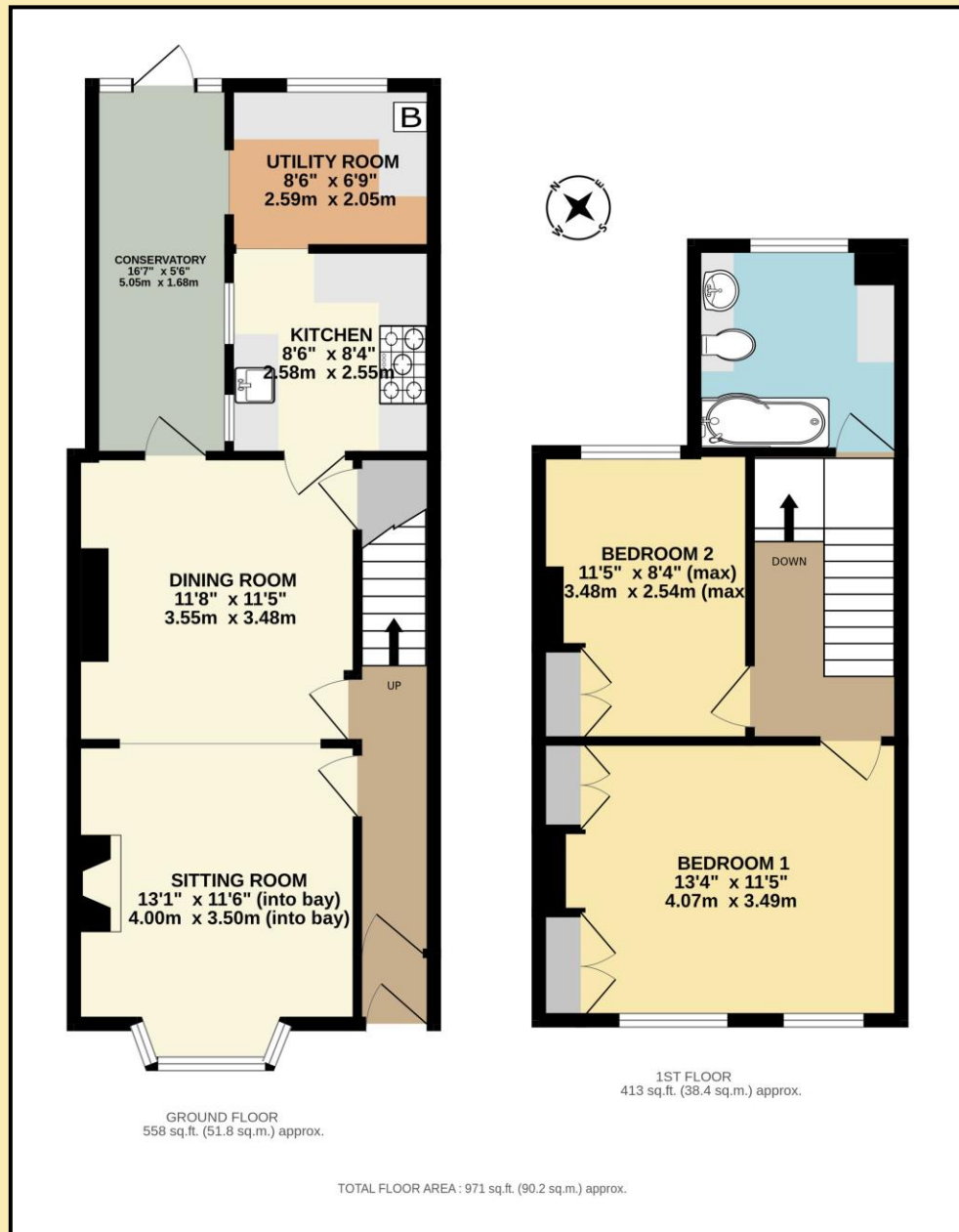




Tenure: Freehold

Council Tax: Band B

Energy Performance Rating: D (66)

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: £215,000

**Ashfield Terrace, Forton Road, Chard, Somerset
TA20 2HP**

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

16 Ashfield Terrace,
Forton Road, Chard,
Somerset
TA20 2HP

Guide Price: £215,000

- Attractive Period Terraced Property
- 2 Double Bedrooms
- Sitting Room with Bay Window & Log Burner
- Separate Dining Area & Conservatory/Sunroom
- Fitted Kitchen & Utility Room
- Updated White Suite Bathroom
- Gas Fired Heating via a Combination Boiler
- Double Glazing
- Good Size Rear Garden
- On Road Parking

Beautifully presented and situated on the popular Ashfield Terrace is this good size period 2 double bedroom terraced property with the added benefit of a low maintenance courtyard style rear garden. The property comprises; entrance porch, inner hall, sitting room with bay window and a log burner, separate dining room, conservatory with garden access, modern fitted kitchen, utility room and a first floor white suite bathroom. Further benefits from double glazing, gas fired heating via a combination boiler and on road parking.



Approach

Approach via the wrought iron pedestrian gate giving access to the path leading to the part glazed front door opening to:

Entrance Porch

With a tiled floor and the wall mounted electric consumer unit and meter. Further part glazed door to:

Inner Hall

With stairs rising to the first floor, single panel radiator and stripped floorboards through to:

Sitting Room: 13' 1" x 11' 6" (4m x 3.50m)

Double glazed bay window to the front aspect with plantation style shutters. Attractive feature fireplace with a wood mantle and an inset log burner. A double and a single panel radiator, TV point and a coved ceiling. Large opening a stripped floorboards through to:

Dining Room: 11' 8" x 11' 5" (3.55m x 3.48m)

With a built in under stairs storage cupboard and a coved ceiling. Door to the conservatory and:

Kitchen: 8' 6" x 8' 4" (2.58m x 2.55m)

Fitted with a modern range of light fronted 'shaker' style wall and base units with corner baskets, wood block worktops over and all complemented by tiled splash backs. Inset 'butler' style sink with mixer tap over. Space for a slim line dishwasher. Space for a gas range style cooker with extractor over. Built in AEG Microwave oven. Two double glazed windows to the side aspect, stripped floorboards and an opening to:

Utility Room: 8' 6" x 6' 9" (2.59m x 2.05m)

Fitted with a rolled edge worktops with spaces and plumbing beneath for both a washing machine and tumble dryer. Space for an upright fridge/freezer. Wall mounted Baxi gas fired combination boiler. Double glazed window to the rear aspect and tiled flooring. Opening to:

Conservatory: 16' 7" x 5' 6" (5.05m x 1.68m)

Constructed off a high built wall with a glass roof over and double glazed windows to the rear aspect and a double door opening to outside. Tiled flooring and two single panel radiators.

First Floor Landing

A split level landing with access to the roof void, stripped floorboards, telephone point, coved ceiling, smoke detector and doors to all first floor rooms.

Bedroom 1: 13' 4" x 11' 5" (4.07m x 3.49m)

Two double glazed windows to the front aspect, two built in double wardrobes, stripped floorboards and two double panel radiators.

Bedroom 2: 11' 5" x 8' 4" (3.48m x 2.54m)

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

Bathroom: 8' 4" x 8' 3" (2.53m x 2.52m)

Fitted with a modern white three piece suite comprising; 'P' shaped panel bath with a curved screen, mixer tap and thermostatic shower over. Fitted bathroom storage units with an inset wash hand basin over and a low level WC with a concealed cistern. Obscure double glazed window to the rear aspect, tiled walls, chrome ladder style heated towel rail and recessed ceiling spotlights.

Outside

The front of the property is very low maintenance and laid to decorative slate chippings. An ornate wrought iron pedestrian gate with railings heads the path leading to the front door.

The enclosed rear garden is of a courtyard style for ease of maintenance and accessed from the conservatory door. Laid to areas of paving with borders filled with a good variety of mature shrubs and plants. Space for a timber shed. outside water tap and light.

Agents Note

A right of access over the rear of the property for access to the front of the terrace.