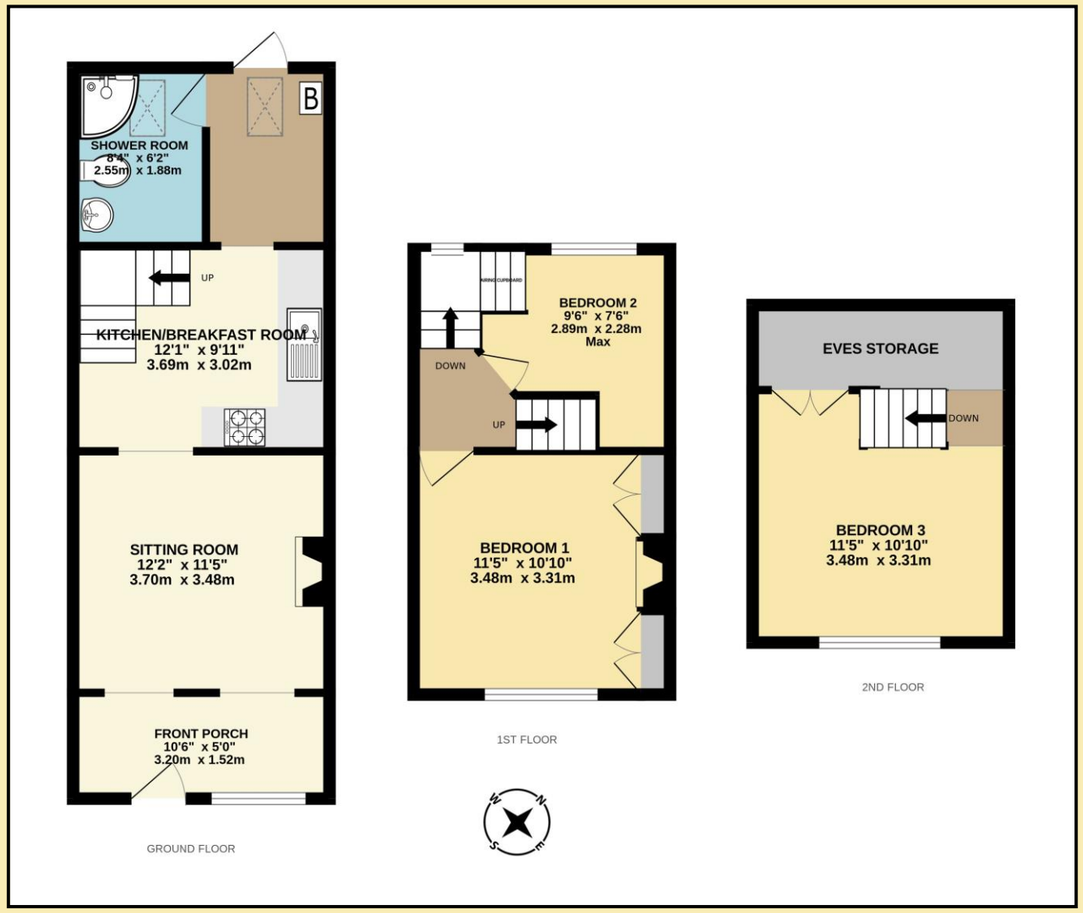

Tenure: Freehold

Council Tax: Band A

Energy Performance Rating: D (67)

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: £225,000

Hillside, Chard, Somerset TA20 1JF

3 Hillside,
Chard,
Somerset
TA20 1JF

Guide Price: £225,000

- **Terraced Period Property**
- **3 Bedrooms**
- **NEW Shower Room Suite**
- **Updated Kitchen/Dining Area**
- **Sitting Room and Large Front Porch**
- **Off Street Parking Driveway**
- **Enclosed Rear Garden**
- **Gas Fired Heating**
- **Double Glazing**
- **No Through Road Location Close to Town Centre**

A well presented 3 bedroom terraced property with off street parking while situated on a no through road close to the Chard town centre. Comprises; entrance porch, sitting room, upgraded kitchen/dining area, brand new shower room, 2 first floor bedrooms and a further 3rd bedroom/loft room on the 2nd floor. Benefits from gas fired heating, double glazing and courtyard rear garden.

Entrance
Approached via the driveway giving benefit for off street parking with additional pathway leading to the front door.

Inner Porch: 10' 6'' x 5' 0'' (3.20m x 1.52m)
uPVC front door leading to inner porch with double glazed window to the front aspect, phone point and tiled flooring. Archway to:

Sitting Room: 12' 2'' x 11' 5'' (3.70m x 3.48m)
Radiator, feature fireplace (currently blocked) with wood mantle, wall mounted shelving. Arch to:

Kitchen/Dining Area: 12' 1'' x 9' 11'' (3.69m x 3.02m)
Updated kitchen with a variety of wall and base units with roll edge worktops, insert stainless steel bowl and drainer with feature mono extendable tap, built in dishwasher, space and plumbing for washing machine, space for gas 600mm cooker, fitted extractor hood, splash back wall tiles, spot lights, radiator, stairs rising to first floor and doorway:

Rear Hallway
Giving access to the rear garden, wall mounted gas fired boiler and doorway to:

Shower Room: 8' 4'' x 6' 2'' (2.55m x 1.88m)
Brand NEW suite and refurbishment comprising, corner shower cubicle with electric wall mounted shower, WC, wash hand basin with vanity unit and additional wall mounted mirrored unit, heated towel 'ladder style' rail, new flooring and skylight style window.

First Floor Landing
Access to two bedrooms and rear aspect window, stairs rising to second floor.

Bedroom 1: 11' 5'' x 10' 10'' (3.48m x 3.31m)
Double glazed window to front aspect, lots of build in wardrobe space and radiator.

Bedroom 2: 9' 6'' x 7' 6'' (2.89m x 2.28m) (max)
Double glazed window to rear aspect, built in storage cupboard, further storage area under stairs. Radiator.

Bedroom 3/Loft Room: 12' 2'' x 11' 11'' (3.72m x 3.62m)
Double glazed dormer window to front aspect, radiator and large storage space to eves via double doors.

Outside
The front of the property is mainly laid to a gravel/stone driveway with additional pathway leading to small seating area and front door.

The rear garden is laid to patio slabs and artificial grass and all bordered by painted wood fencing.