



Tenure: Freehold

Council Tax: Band D

Energy Performance Rating: B (83)

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: £395,000

Boundary Court, Chard, Somerset TA20 1RH

Independent Sales, Lettings and Property Management Agents

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Tarr Residential

**Rosings, 2 Boundary Court,
Chard,
Somerset
TA20 1RH**

Guide Price: £395,000

- **NO ONWARD CHAIN**
- **Simply Stunning Detached Bungalow**
- **Located Close to the Town Centre**
- **3 Bedrooms, En-Suite to Master**
- **Superb 25ft Open Plan Kitchen/Living Room**
- **Conservatory Overlooking the Garden**
- **Spacious Hallway & White Suite Bathroom**
- **Double Glazing & Gas Fired Heating**
- **Garage & Off Road Parking**
- **Extremely Well Maintained, Private West Facing Rear Garden**



Approach

Approached via the block paved driveway heading the garage and a paved path leading to the main composite part double glazed door to the side aspect. Opening to:

Entrance Hall

A light and spacious hall with a built in cupboard housing the Vaillant gas fired boiler and a further airing cupboard housing the hot water cylinder tank. Single panel radiator, telephone point, wall mounted thermostat, recessed ceiling spotlights and access to the roof void. Solid wood doors to all rooms including:

Kitchen/Living Room: 25' 5" x 24' 1" (7.75m x 7.35m) (max)

A dual aspect stunning room. The kitchen area is fitted with a 'Spillers' range of soft closing, white fronted 'shaker' style wall and base units, wood block effect worktops over and all complemented by tiled splash backs. Inset one and a half bowl and drainer with mixer tap over. Built in double oven with a four burner gas hob and stainless steel chimney style extractor over. Integrated appliances include: dishwasher, washing machine, fridge and freezer. Free standing island feature. Breakfast bar feature with space for seating under. Double glazed window to the side aspect, tiled floor and recessed ceiling spotlights. The living area benefits from two double panel radiators, TV points and double glazed window to the rear aspect and bi-folding doors opening to:

Conservatory: 11' 3" x 9' 7" (3.42m x 2.92m)

Over looking the rear garden and constructed on uPVC double glazed sealed units and a glass roof over. Double glazed french doors open to the patio.

Bedroom 1: 12' 3" x 10' 3" (3.73m x 3.12m)

Double glazed window to the front aspect, single panel radiator and a TV point. Door to:

En-Suite Shower Room: 9' 11" x 3' 11" (3.03m x 1.20m)

Fitted with a white three piece suite comprising; 1200 x 800mm cubicle with a glass door and a wall mounted thermostatic shower with rainfall head over. Vanity wash hand basin with mixer tap over and storage below. Low level WC. Obscure double glazed window to the side aspect, wall tiling to splash prone areas, tiled floor, chrome ladder style heated towel rail, extractor and recessed ceiling spotlights.

Bedroom 2: 11' 4" x 9' 11" (3.46m x 3.03m)

Double glazed window to the side aspect, single panel radiator and a TV point.

Bedroom 3: 10' 11" x 7' 5" (3.33m x 2.27m) (max)

Double glazed window to the front aspect, single panel radiator and a TV point.

Bathroom; 7' 9" x 5' 7" (2.36m x 1.70m)

Fitted with a white three piece suite comprising; panel bath with a mixer tap over. Vanity wash hand basin with mixer tap over and storage cupboard below. Low level WC. Obscure double glazed window to the front aspect, wall tiling splash prone areas, tiled flooring, chrome ladder style heated towel rail, extractor and recessed ceiling spotlights.

Garage: 19' 6" x 11' 1" (5.94m x 3.37m)

A slightly larger than average immaculate detached single garage with a pitched and tiled roof. Electric Garador up and over door to the front aspect heading the driveway. Fully plastered and painted, flooring, walls and ceiling. uPVC side access door. Power and light connected. Access to the roof void.

Outside

The outside of the property is extremely well maintained and benefits from off road parking via a block paved driveway heading the garage. A paved path leads to the main entrance door to the side aspect. The front garden is laid to level lawn. Timber gates to both sides of the property give access to:

The west facing rear garden enjoys a very high degree of privacy and is fully enclosed by timber fencing. The paved patio is accessed from the conservatory doors and steps rise to the main level lawn bordered by beds filled with an excellent variety of low shrubs, plants, flowers, apple and cherry trees. Timber shed. Outside water tap, motion sensitive security lights and an external power point are all installed.

A simply stunning, energy efficient and detached 3 bedroom bungalow with garage, off road parking and a private extremely well maintained west facing garden, all situated within the small exclusive Boundary Court development located conveniently close to the town centre amenities. Completed in 2023 the beautifully presented property comprises: spacious entrance hall, superb 25ft kitchen/living room with integrated appliances and bi-folding doors to the conservatory overlooking the garden, en-suite shower room to the master bedroom and a white suite bathroom. Further benefits from double glazing and gas fired heating.