



Tenure: Freehold

Council Tax: Band D

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: £375,000

Foxglove Way, Chard, Somerset TA20 1HT

Independent Sales, Lettings and Property Management Agents

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Tarr Residential

20 Foxglove Way,
Chard,
Somerset
TA20 1HT

Guide Price: £375,000

- Detached Property within a Cul-de-Sac
- Close to the Local Nature Reserve
- 4 Bedrooms, En-Suite to Master
- Superb 18ft Kitchen/Dining Room & Utility Room
- Sitting Room with Bay Window & Log Burner
- Conservatory with Access to the Garden
- Cloakroom & First Floor White Suite Bathroom
- Double Glazing & Gas Fired Heating
- Garage & Off Road Parking
- Enclosed Landscaped Rear Garden



Situated within the popular cul-de-sac location of Foxglove Way is this superb detached 4 bedroom property with garage and off road parking, all within easy reach of the local nature reserve and Avishayes Primary School. The property comprises; entrance hall, sitting room with bay window, fireplace and log burner. 18ft fitted kitchen/dining room, conservatory over looking and with access to the rear garden, utility room, cloakroom, en-suite shower room to master bedroom and a first floor white suite family bathroom. Further benefits from double glazing, gas fired heating and a well maintained enclosed landscaped rear garden.



Approach

Approached via the block paved driveway heading the garage and uPVC part double glazed front door with a double glazed window to the side. Opening to:

Entrance Hall

With stairs rising to the first floor, single panel radiator and a wall mounted thermostat. Door to:

Sitting Room: 16' 3" x 12' 10" (4.96m x 3.92m) (into bay)

Double glazed bay window to the front aspect, attractive feature fireplace with a brick surround, wood mantle and an inset log burner. Single panel radiator, TV point, coving and a door to:

Kitchen/Dining Room: 18' 6" x 9' 9" (5.65m x 2.96m)

Comprehensively fitted with a range of solid wood wall and base units, rolled edge worktops and all complemented by tiled splash backs. Inset bowl and drainer with mixer tap over. Integrated appliances include, Bosch oven with a five burner gas hob and stainless steel chimney style extractor over, dishwasher and fridge. Double glazed window over looking the rear garden, double panel radiator, tiled flooring and coving. Deep built under stairs storage cupboard. Double glazed sliding patio doors to:

Conservatory: 10' 0" x 9' 8" (3.06m x 2.94m)

Over looking the rear garden and constructed of uPVC double glazed sealed units with an insulated 'Green Space' roof over. Double glazed sliding doors opening to the patio and garden. Double panel radiator and a light point.

Utility Room: 6' 3" x 5' 7" (1.90m x 1.70m)

Fitted with wall and base units, rolled edge worktops and tiled splash backs over. Space and plumbing for a washing machine. Wall unit housing the British Gas gas fired boiler, single panel radiator, coat hanging space and tiled flooring. Double glazed window to the side aspect and a uPVC part double glazed door opening to outside.

Cloakroom: 5' 7" x 3' 3" (1.70m x 0.99m)

Fitted with a white two piece suite comprising; low level WC and a wall mounted wash hand basin with taps and tiled splash back over. Obscure double glazed window to the side aspect, tiled flooring, single panel radiator and coving.

First Floor Landing

With access to the roof space. Built in cupboard housing the hot water cylinder tank and immersion heater. Coved ceiling.

Bedroom 1: 13' 1" x 9' 10" (3.99m x 3.00m)

Two double glazed windows to the front aspect, built-in deep double wardrobe with mirror bi-folding doors, single panel radiator, TV point and a coved ceiling. Door to:

En-Suite: 7' 7" x 4' 9" (2.30m x 1.45m) (max)

Fitted with a modern white three piece suite comprising; square cubicle with a glass door and wall mounted Mira electric shower over. Bathroom storage units with an inset wash hand basin and mixer tap over. Low level WC with a concealed cistern. Obscure double glazed window to the side aspect, tiled walls, heated towel rail, shaver point and coving.

Bedroom 2: 9' 3" x 9' 0" (2.83m x 2.74m)

Double glazed window to the rear aspect, built-in double wardrobe with mirror sliding doors, single panel radiator and a coved ceiling.

Bedroom 3: 9' 0" x 8' 0" (2.75m x 2.43m)

Double glazed window to the rear aspect, single panel radiator and a coved ceiling.

Bedroom 4: 8' 4" x 7' 3" (2.55m x 2.21m) (max)

Double glazed window to the front aspect, built in wardrobe with sliding mirror fronted doors, single panel radiator and a coved ceiling.

Bathroom: 6' 7" x 6' 1" (2.01m x 1.86m)

Updated with a modern white three piece suite comprising; 'P' shaped panel bath with mixer tap and wall mounted Mira electric shower over. Fitted bathroom storage units with a wash hand basin over. Low level WC with a concealed cistern. Part tiled walls, heated towel rail, obscure double glazed window to the rear aspect, coving and a shaver point.

Garage: 16' 5" x 7' 10" (5.00m x 2.40m)

An integral single garage with an up and over door to the front aspect heading the driveway. Wall mounted electric fuse box. Power and light connected.

Outside

The outside of the property is very well kept, laid to block paving for ease of maintenance and providing off road parking for multiple vehicles heading the garage and front door. A path leads to a side gate giving access to:

The landscaped rear garden is extremely well maintained, enjoys a good degree of privacy and is fully enclosed by timber fencing. A patio is accessed from the conservatory and utility room doors and steps lead down to the main lawn bordered beds planted with a established shrubs and plants. The steps continue down to the rear boundary to spaces available for a greenhouse and timber shed. Outside water tap.