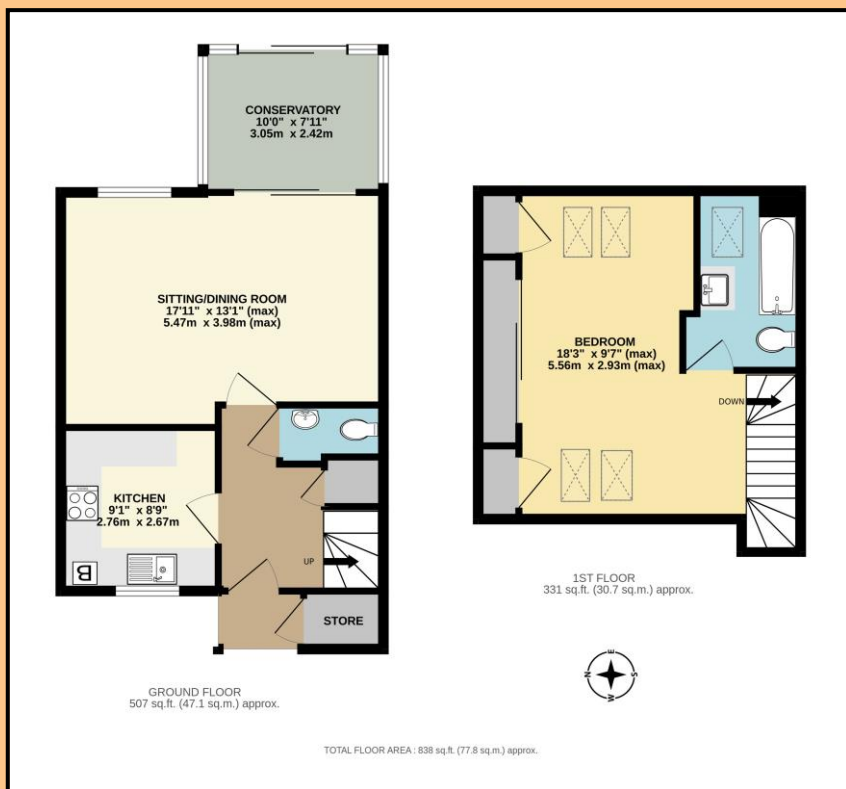




**TO LET: £895 pcm Un-Furnished**  
**Robins Court, Chard, Somerset TA20 1LY**

Situated within the Robins Court cul-de-sac is this modern, well presented 1 double bedroom property with off road parking and a low maintenance enclosed rear garden. The property comprises; entrance hall, cloakroom, NEW fitted kitchen, 17ft sitting/dining area, conservatory with access to the garden, first floor double bedroom and NEW bathroom suite. further benefits from gas fired heating via a NEW combination boiler and double glazing. Sorry No Pets. Council Tax: Band B. EPC: C (73). READY EARLY JULY.



### Entrance

Approach via the driveway to a UPVC front door with a storm canopy and light over. An outside storage/bin store with a power point, electric and gas meters is positioned to the side.

### Entrance Hallway

With stairs rising to the first floor, single panel radiator, wall mounted thermostat, telephone point, smoke alarm, under-stairs storage cupboard, textured and coved ceiling. Wall mounted electric consumer unit.

### Cloakroom

Fitted with a low level WC, wall mounted wash hand basin with tiled splash back, single panel radiator, extractor, textured and coved ceiling.

### Kitchen: 9' 0" x 8' 9" (2.76m x 2.67m)

Fitted with a NEW range of soft closing wall and base units, square edged worktops over and all complemented by tiled splash backs. Inset stainless steel bowl and drainer with mixer tap over. Built-in Lamona hob with oven under and chimney style extractor over. Space and plumbing for a washing machine, space for an upright fridge/freezer, wall mounted Glow Worm gas fired boiler, double glazed window to the front aspect, textured and coved ceiling.

### Sitting/Dining Room: 17' 11" x 13' 0" (5.47m x 3.98m) (max)

Double glazed window to the rear aspect, TV point, double panel radiator, textured and coved ceiling, tilt and slide patio doors to the rear aspect into:

### Conservatory: 10' 0" x 7' 11" (3.05m x 2.42m)

With a tiled floor, wall mounted light and power point, double sliding doors to the rear garden.

### Bedroom: 15' 7" x 18' 2" (2.93m ext to 4.77m x 5.56m) (max)

With three velux windows to the front aspect and two velux windows to the rear, under eaves storage cupboard with a single panel radiator, further under eaves storage cupboard and a triple built-in wardrobe with sliding doors, single panel radiator, smoke alarm, access to the roof void, textured and coved ceiling.

### Bathroom: 9' 10" x 6' 5" (3.02m x 1.97m)

Fitted with a NEW white three piece suite comprising; panel bath with mixer tap and shower attachment over. Low level WC. Vanity wash hand basin with mixer tap over. Laminate panelling to splash prone areas, velux style window to the rear aspect, chrome ladder style heated towel rail, extractor, wall mounted light with shaver point, textured and coved ceiling.

### Outside

The front of the property benefits from off street parking for up to two vehicles. The garden area is laid to low level maintenance gravel chippings. Outside water tap. The private rear garden is fully paved and enclosed by timber fencing. A separate parking space is available in the communal parking area to the side.

### Council Tax: Band B

### Energy Performance Rating: C (73)

### Services: Mains Gas, Electric, Water and Drainage.

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

### Lettings Requirements

1 Months rent (£895) in advance along with 5 weeks rent (£1032.69) by way of deposit to be lodged with the Deposit Protection Scheme.

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

M372 Printed by Ravensworth 01670 713330