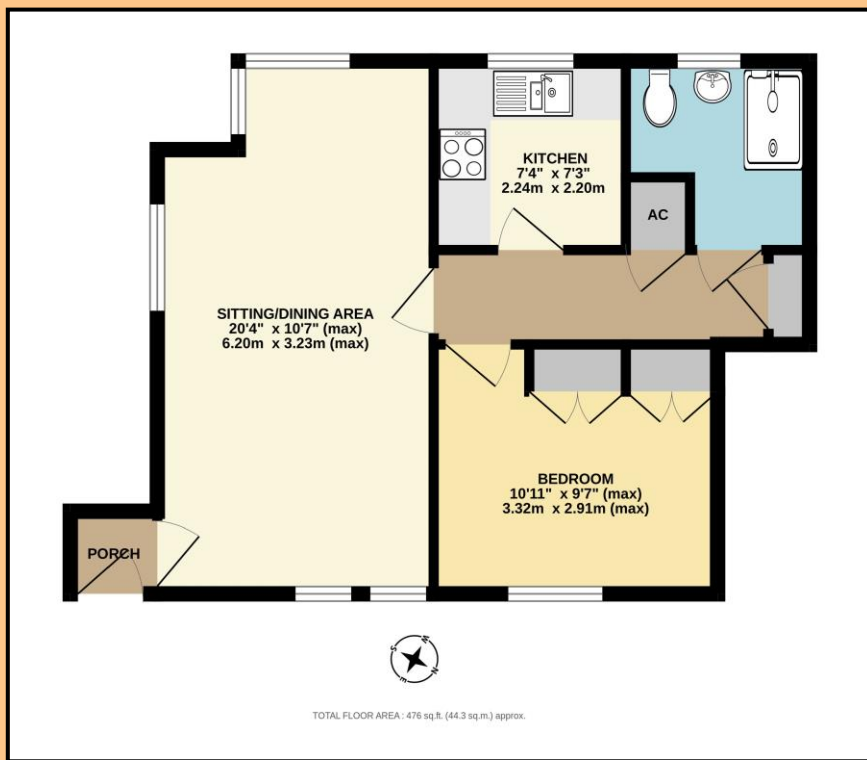




Guide Price: £105,000

The Maltings, Chard, Somerset TA20 1PL

NO ONWARD CHAIN. A well presented ground floor 1 double bedroom retirement flat for the over 55's, all situated within the sought after and well maintained gardens of The Maltings development and walking distance of the town centre amenities. The property comprises; entrance lobby, 20ft triple aspect sitting/dining area, fitted kitchen and a white suite shower room. Further benefits from double glazing, electric heating, residents lounge and laundry room. Visiting development manager, emergency care-line and guest suite with visitor parking.



Entrance Porch

Approached via low steps rising to the part double glazed front door opening to the: Porch with a wall mounted electric fusebox, textured and covered ceiling and a further door to:

Sitting/Dining Area: 20' 4" x 10' 7" (6.20m x 3.23m) (max)

A triple aspect room with double glazed windows to the side, front and rear. Two electric night storage heaters, TV, telephone and radio points. Textured and covered ceilings. Door to:

Inner Hall

With a built-in cupboard housing the hot water cylinder tank and immersion heater. Further built in storage cupboard. Wall mounted intercom system. Smoke detector, textured and covered ceiling. Door to:

Kitchen: 7' 4" x 7' 3" (2.24m x 2.20m)

Fitted with a range of white fronted wall and base units with rolled edge worktops over and all complemented by tiled splash backs. Inset one and a half bowl and drainer with mixer tap over. Electric hob with a concealed extractor over. Separate built in high level Belling oven. Space and plumbing for a washing machine and space for an upright fridge/freezer. Double glazed window to the rear aspect, textured and covered ceiling.

Bedroom: 10' 11" x 9' 7" (3.32m x 2.91m) (max)

Double glazed window to the front aspect and a range of built in wardrobes with drawers and matching bedside cabinets. Textured and covered ceiling.

Shower Room: 7' 3" x 7' 0" (2.22m x 2.14m) (max)

Fitted with a white three piece suite comprising; double cubicle with a glass, screen, door and wall mounted Triton electric

shower over. Pedestal wash hand basin with taps over. Low level WC. Wall tiling to splash prone areas, chrome heated towel rail, electric heater and a wall mounted electric convector heater. Textured and covered ceiling.

Outside

The property is located within extremely well maintained communal gardens and benefits from off road parking with visitor spaces. A shared useful outside store is located close to the property.

Agents Note

The residents of the complex have use of a communal laundry room, lounge, guest suite (charges payable), visiting development manager and emergency care-line system.

Service Charges

Service Charge currently approximately £182.00 per month. No Ground Rent.

Tenure: Leasehold with 125 years Lease from January 1988

Council Tax: Band B

Energy Performance Rating: D (65)

Services: Mains Electric, Water and Drainage.

Viewing

Strictly by appointment only via sole selling agent Tarr Residential on 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

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