

Reed Close,Chard TA20 1SY

fox & sons

welcome to

Reed Close,Chard

No Onward Chain- Two Bedroom Home with Spacious Kitchen/Dining Room, Ground Floor Cloakroom and Enclosed Rear Garden.













Entrance Hall
A welcoming entrance hall providing access to the principal ground floor accommodation, with staircase rising to the first floor and useful understairs storage potential.

Cloakroom/W.C.
Conveniently positioned off the hallway and fitted with a low-level W.C. and wash hand basin.

Kitchen/Dining Room
A spacious dual-purpose kitchen and dining room forming the heart of the home. Fitted with a comprehensive range of wall and base units providing ample storage and work surface space, complemented by tiled splashbacks and space for appliances. Generous proportions allow plenty of room for family dining and everyday living, while a large window and glazed door provide excellent natural light.

Lounge
A well-proportioned reception room enjoying a bright and airy feel. Offering ample space for comfortable seating, the room provides an ideal setting for relaxation and entertaining, with direct access to the rear garden through glazed doors.

First Floor Landing
Providing access to both bedrooms and the family bathroom, with an airing cupboard/storage space and loft access.

Bedroom One
A generous principal bedroom featuring built-in wardrobe storage and ample space for additional bedroom furnishings. A bright and comfortable room enjoying a pleasant outlook.

Bedroom Two
A well-proportioned double bedroom offering versatility as a guest bedroom, children's room or home office, with space for freestanding furniture.

Family Bathroom
Fitted with a white suite comprising panel-enclosed bath with shower over, wash hand basin and low-level W.C. Finished with tiled surrounds and serving both bedrooms.

Outside
The property benefits from an enclosed rear garden accessed directly from the lounge, providing space for outdoor seating, entertaining and family enjoyment.

Agents Note 1
This property is part of a large Title that includes other properties that are not included in this sale. The creation of a new Title for the property being sold will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly.We may not have all material information relating to this property which is sold as seen. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

Agent Note 2
The monthly service charge of £12.76pcm is applicable to the property as a guide only and is subject to confirmation and possible annual increase. Please enquire with the branch at time of interest where they would be happy to check.
We have not tested any apparatus, equipment, fixtures, fittings, or connection of utility services. Any checks to working condition and suitability will be at the buyers own cost.
We are aware there is a restriction registered at land registry which requires a buyer to enter into a deed of covenant. Details will be provided in the Legal Pack. Interested parties must make their own enquiries and take independent legal advice with their chosen legal representative.

Agents Note 3
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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- No Onward Chain
- Two Bedroom
- End of Terrece
- Enclosed Garden
-

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£140,000









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/CRK106896

The Property Ombudsman

Property Ref:
CRK106896 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

fox & sons

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