



Tenure: Freehold

Council Tax: Band B

Energy Performance Rating: F (31)

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.

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Guide Price: £240,000

Mintons Orchard, Chard, Somerset TA20 2EH

Independent Sales, Lettings and Property Management Agents

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Tarr Residential

**12 Mintons Orchard,
Chard,
Somerset
TA20 2EH**

Guide Price: £240,000



- **NO ONWARD CHAIN**
- **Good Size Semi Detached Property**
- **Popular Cul-de-Sac Location**
- **Large Corner Plot Mature Gardens**
- **3 Bedrooms**
- **Fitted Kitchen & Rear Lobby/Utility Area**
- **Sitting Room & Separate Dining Room**
- **First Floor White Suite Bathroom**
- **Oil Fired Heating & Double Glazing**
- **Garage & Off Road Parking for Multiple Vehicles**

Enjoying a large mature corner plot location within the Mintons Orchard cul-de-sac is this good size 3 bedroom semi detached property with the added benefit of a detached garage and off road parking for multiple vehicles. Now in need of updating and offering lots of potential the property comprises; entrance porch/conservatory, spacious inner hall, fitted kitchen, rear lobby/utility area, sitting room with fireplace, separate dining area and a first floor white suite bathroom. Further benefits from double glazing, oil fired heating and a substantial insulated summerhouse.



Approach

The property enjoys a large corner plot location and is approached via twin opening timber gates heading the off road parking area and garage. A separate wooden pedestrian gate opens to the path leading to the main entrance porch/conservatory to the side aspect.

Entrance Porch/Conservatory: 9' 2" x 7' 7" (2.80m x 2.30m)

Over looking the garden and constructed of double glazed sealed units and a polycarbonate roof over. Double glazed sliding door, tiled floor and two wall light points. Part glazed door opening to:

Inner Hall

A spacious hall with stairs rising to the first floor with a built in cupboard beneath. Double glazed window to the rear aspect and a double panel radiator. Half door to:

Dining Room: 10' 10" x 10' 0" (3.30m x 3.06m)

Double glazed window to the front aspect, two alcoves with built in display shelving, double panel radiator and wood effect flooring continuing through to:

Sitting Room: 15' 0" x 10' 10" (4.56m x 3.30m)

Double glazed window to the front aspect, feature brick open fireplace with a wood mantle over. Double panel radiator and a TV aerial point. Part wood panelled walls.

Kitchen: 11' 5" x 7' 4" (3.47m x 2.23m)

Fitted with a modern range of white fronted wall and base units, rolled edge worktops over and all complemented by tiled splash backs. Inset stainless steel bowl and drainer with mixer tap over. Built in high level Hoover oven with a separate ceramic hob and concealed extractor over. Space and plumbing for a washing machine and space for an under counter fridge. Double glazed window to the rear aspect and a door to:

Rear Lobby/Utility Area

Fitted with a range of white fronted wall and base units with rolled edge worktops over. Door opening to outside and a double glazed window to the side aspect. Floor mounted Boulter oil fired boiler. Wall mounted electric consumer unit.

First Floor Landing

With a double glazed window to the rear aspect, access to the roof void and a smoke detector.

Bedroom 1: 11' 6" x 10' 11" (3.50m x 3.32m)

Double glazed window to the front aspect over looking the green. Feature decorative original fireplace. Built in wardrobes with sliding mirror fronted doors and a double panel radiator.

Bedroom 2: 10' 4" x 10' 11" (3.14m x 3.33m)

Double glazed window to the front aspect over looking the green. Built in wardrobe with sliding mirror fronted doors and a double panel radiator.

Bedroom 3: 9' 6" x 7' 5" (2.89m x 2.25m) (max)

Double glazed window to the rear aspect, single panel radiator and a built in cupboard.

Bathroom: 7' 4" x 6' 8" (2.23m x 2.03m) (max)

Fitted with a white three piece suite comprising; panel bath with taps and a wall mounted electric shower over. Pedestal wash hand basin with taps over and a low level WC. Obscure double glazed window to the rear aspect, part tiled walls and a single panel radiator.

Garage: 14' 9" x 10' 10" (4.50m x 3.30m) (approx)

A substantial timber framed garage with an electric roller door to the front aspect.

Summerhouse: 15' 10" x 12' 5" (4.82m x 3.79m)

A good quality insulated timber summerhouse with two windows to the front aspect and part glazed french doors opening to a wooden decked seating space over looking the garden. Power and light connected.

Outside

The property enjoys a large corner plot location within the Mintons Orchard cul-de-sac and looks out over the green to the front aspect. Twin opening timber gates give access to the off road parking area and garage. A wooden pedestrian gate opens to the path leading to the entrance porch/conservatory.

The mature private garden extends to approximately 100ft and is fully enclosed by timber fencing. A path leads to the summerhouse at the rear boundary over looking the garden. Areas of the garden are laid to hardstanding, gravel chippings and grass. A useful store is attached to the rear of the utility area/rear porch along with further sheds. Outside water tap.