



**Reed Close, Chard TA20 1SY**

**welcome to**

**Reed Close, Chard**

A two bedroom mid- terrace house offered for sale with the benefit of NO ONWARD CHAIN! The property offers accommodation comprising entrance hall, cloakroom, living room, kitchen, two bedrooms and bathroom. Outside there is a garden to the rear.



## Ground Floor

### Entrance Hall

Door to front. Radiator.

### Cloakroom

Fitted with a WC and wash hand basin. Radiator.

### Living Room

10' max x 13' 10" max ( 3.05m max x 4.22m max )  
Rear aspect double glazed window. Under stairs cupboard. Radiator.

### Kitchen

7' 2" x 15' 9" max ( 2.18m x 4.80m max )  
Front aspect double glazed window. Fitted base and wall units. Work surfaces incorporating a sink and drainer. Tiled splashbacks. Extractor fan. Radiator.

## First Floor

### Landing

Cupboard.

### Bedroom 1

9' 8" x 10' 8" ( 2.95m x 3.25m )  
Front aspect double glazed window. Two cupboards. Radiator.

### Bedroom 2

9' 6" x 10' 10" ( 2.90m x 3.30m )  
Rear aspect double glazed window. Cupboard. Radiator.

### Bathroom

Fitted with a suite comprising a panelled bath with shower over, wash hand basin and WC. Part tiled. Extractor fan. Radiator.

### Outside

To the front of the house the garden is laid to stone chippings with a pathway leading to the front door. The rear garden is laid to paving, artificial grass and stone chippings.

## Agents Note 1

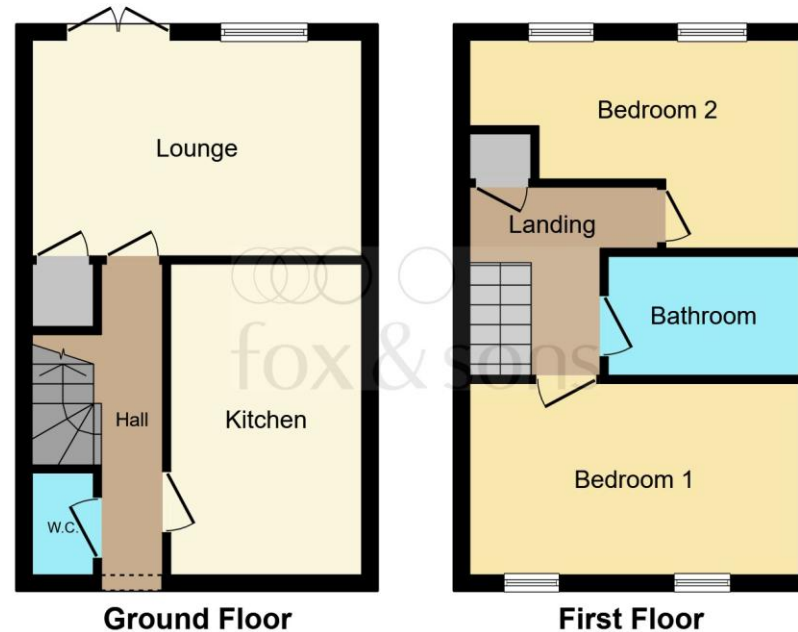
This property is part of a large Title that includes other properties that are not included in this sale. The creation of a new Title for the property being sold will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly.

## Agents Note 2

Service charges apply to this property. Please enquire with the branch where they would be happy to check what is included in the service charge.

## Agents Note 3

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.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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welcome to

## Reed Close, Chard

- Mid-Terrace House
- Two Bedrooms
- Rear Garden
- NO ONWARD CHAIN!

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

**£130,000**



Please note the marker reflects the postcode not the actual property

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