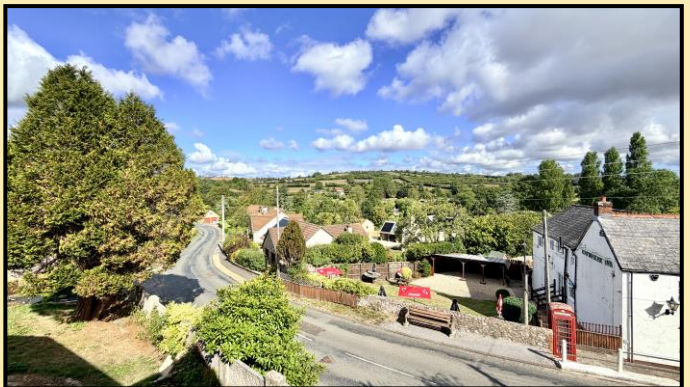
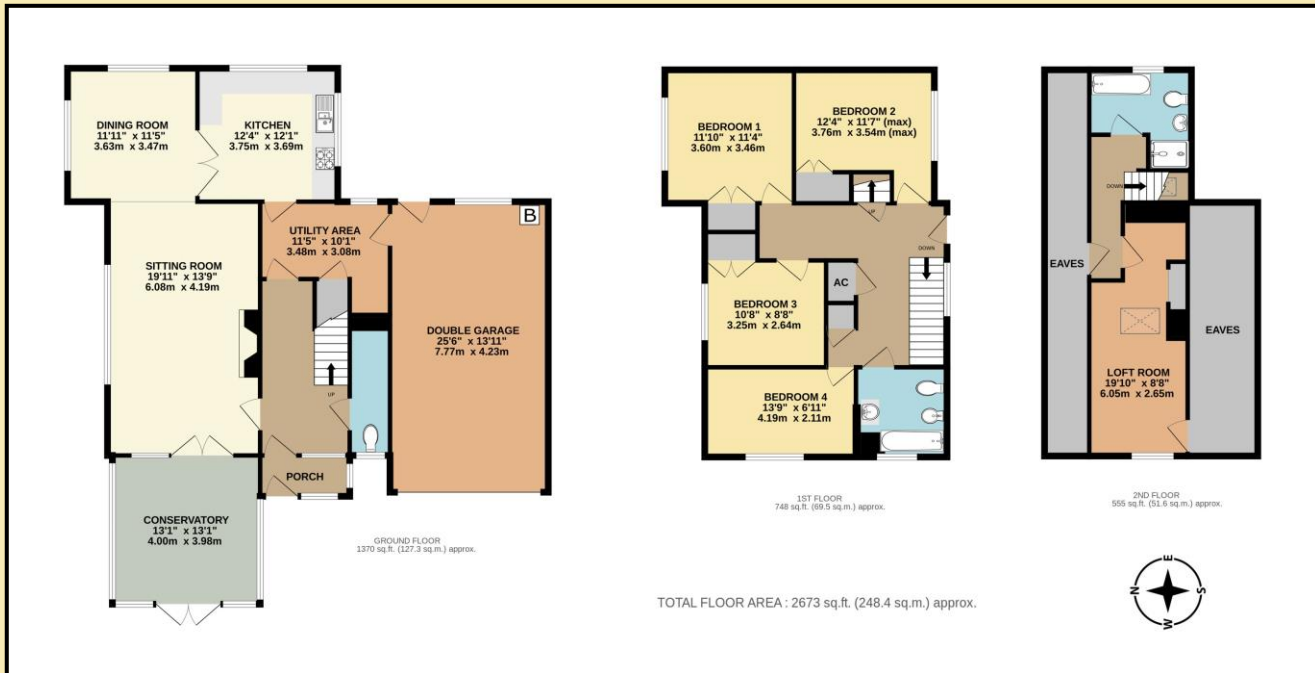




Tenure: Freehold

Council Tax: Band E

Energy Performance Rating: D (59)

Services

Mains Electric, Water and Drainage. Oil Fired Heating. Owned Solar Panels.

Viewing

Strictly by appointment only via sole selling agent Tarr Residential on 01460 68890 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

Guide Price: £425,000

Rackstile Lane, Wadeford, Nr Chard, Somerset

TA20 3AL

Independent Sales, Lettings and Property Management Agents

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Tarr Residential

Tranquility,
Rackstile Lane, Wadeford,
Nr Chard, Somerset
TA20 3AL

Guide Price: £425,000

- Spacious Detached Property
- Excellent Countryside Views
- 4 Double Bedrooms & Additional Loft Room
- 22ft Sitting Room& Open Plan to the Dining Area
- Conservatory with Garden Access & Views
- Modern Fitted Kitchen & Utility Area
- White Suite Bathroom to the First & 2nd Floors
- Oil Fired Heating, Double Glazing Owned Solar Panels
- Double Garage & Driveway
- Mature Corner Plot Gardens

Situated within the hamlet location of Wadeford, nr Chard and enjoying superb countryside views is this spacious 4 double bedroom detached property with added benefit of a good size loft room, double garage, off road parking and mature gardens. Updated by its current owners the contemporary interior comprises; entrance porch, hall, cloakroom, 22ft sitting room with views and doors to the conservatory, separate dining area, modern fitted kitchen, utility area, first floor 4 piece white suite bathroom and a second floor white suite bathroom. Further benefits from NEW electrics, double glazing, oil fired heating and owned solar panels generating an income. of approximately £3000 per annum.



Approach

Approach via the driveway heading the garage and leading to the part double glazed front door opening to:

Entrance Porch: 6' 9" x 3' 10" (2.06m x 1.18m)

With double glazed windows to the front and side aspects. Tiled floor and a wall light point. Further part glazed door opening to:

Inner Hall

A spacious hall with stairs rising to the first floor, wood flooring, single panel radiator and a smoke detector. Door to:

Cloakroom: 10' 8" x 3' 5" (3.26m x 1.03m)

Fitted with a low level WC. Space and plumbing for a washing machine. Obscure double glazed window to the front aspect.

Sitting Room: 22' 4" x 13' 9" (6.8m x 4.19m)

Large double glazed window to the side aspect enjoying superb countryside views. Attractive feature fireplace with an inset wood burner and solid wood mantle over. A double and a single panel radiator. Smoke detector. Open plan to the dining area and french doors opening to:

Conservatory: 13' 1" x 13' 1" (4.00m x 3.98m)

Constructed on low brick built walls with double glazed sealed units and a polycarbonate roof over. Double glazed french doors open to the front seating area. Ceiling light point, power points and a double panel radiator.

Dining Area: 11' 11" x 11' 5" (3.63m x 3.47m)

A dual aspect room with double glazed windows to the rear and side aspect with views across to open countryside. Double panel radiator. Double doors opening to:

Kitchen: 12' 4" x 12' 1" (3.75m x 3.69m)

Fitted with a modern range of cream fronted wall and base units, rolled edge worktops over and all complemented by tiled splash-backs. Inset one and a half bowl and drainer with mixer tap over. Electric induction hob with a separate built-in high level oven and separate microwave oven over. Space and plumbing for a dishwasher. Double glazed windows to the rear and side aspects, tiled flooring, spotlights and a smoke/heat detector.

Utility Area: 11' 5" x 10' 1" (3.47m x 3.08m) (max)

Double glazed window to the rear aspect and tiled flooring. Spaces for upright fridge and freezer. Under stairs storage cupboard. Internal access door to the garage.

First Floor Landing

A spacious landing with a double glazed window to the side aspect and a further double glazed 'tilt and turn' window. Door to stairs rising to the second floor. Built-in cupboard housing a hot water cylinder tank and a further built-in storage cupboard. Single panel radiator, recessed ceiling spotlights and a smoke detector.

Bedroom 1: 11' 10" x 11' 4" (3.60m x 3.46m)

Double glazed window to the side aspect with superb countryside views. Built-in double wardrobe, single panel radiator and a TV point.

Bedroom 2: 12' 4" x 11' 7" (3.76m x 3.54m)

Double glazed window to the side aspect, built-in wardrobe and a single panel radiator.

Bedroom 3: 10' 8" x 8' 8" (3.25m x 2.63m)

Double glazed window to the side aspect with superb countryside views. Built-in double wardrobe and a single panel radiator.

Bedroom 4: 13' 9" x 6' 11" (4.19m x 2.11m)

Double glazed window to the front with excellent views over open fields. Single panel radiator.

Bathroom: 7' 1" x 6' 11" (2.15m x 2.11m)

Fitted with a modern white four piece suite comprising; panel bath with a telephone style mixer tap and shower attachment over. Vanity unit with an inset wash hand basin over and storage cupboard below. Bidet and a low level WC. Fully tiled walls and flooring, chrome ladder style heated towel rail, coving and an obscure double glazed window to the front aspect.

Second Floor Landing

With a skylight style window over the stair-well. Access to the eaves and doors to both second floor rooms.

Loft Room: 19' 10" x 8' 8" (6.05m x 2.65m) (max)

Double glazed window to the side aspect with superb views across open fields. Skylight window to the side. Built-in storage cupboard. Access to the eaves.

Bathroom: 8' 8" x 8' 9" (2.65m x 2.66m) (max)

Fitted with a white suite comprising; double cubicle with a wall mounted Mira thermostatic shower over. Panel bath with a telephone style mixer tap and shower attachment over. Wash hand basin and pedestal with taps over. Bidet and a low level WC. Part tiled walls, single panel radiator and an obscure double glazed window to the rear aspect.

Double Garage: 25' 6" x 13' 11" (7.77m x 4.23m)

An attached double garage with an up and over door to the front aspect heading the driveway. Floor mounted oil fired Worcester boiler. Window to the rear aspect and a part glazed pedestrian door opening to the garden. Power and light connected.

Outside

The property enjoys an elevated corner plot location on Rackstile Lane, Wadeford with superb countryside views to two aspects. Approached via the driveway with off road parking space available for multiple vehicles heading the double garage and also leads to the front door of the entrance porch. The mature gardens 'wrap around' the property with areas for seating, grass and borders planted with established variety of shrubs and trees. A potential vegetable garden is to the rear of property with a good size timber shed/store. The oil storage tank is at the side of the rear aspect. Outside water tap and external power points.