



Tenure: Freehold

Council Tax: Band B

Energy Performance Rating: TBA

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.

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: £240,000

Middle Touches, Chard, Somerset TA20 1NX

Independent Sales, Lettings and Property Management Agents

Tarr Residential Ltd Company Number 07042284 trading as Tarr Residential. Registered at 35 Fore Street, Chard, Somerset TA20 1PT

T: 01460 68890

E: chard@tarrresidential.co.uk

W: www.tarrresidential.co.uk

Tarr Residential

**30 Middle Touches,
Chard,
Somerset
TA20 1NX**

Guide Price: £240,000



- **NO ONWARD CHAIN**
- **Semi Detached 2 Double Bedroom Bungalow**
- **Popular Middle Touches Development**
- **Enclosed Private Rear Garden with Patio**
- **Garage & Off Road Parking for 2 Vehicles**
- **Sitting Room & Conservatory**
- **Fitted Kitchen**
- **Modern White Suite Shower Room**
- **Double Glazing**
- **Gas Fired Heating via a Combination Boiler**



Situated within easy reach of local convenience shops, nature reserve and reservoir for countryside walks is this 2 double bedroom semi detached bungalow with garage, off road parking for 2 vehicles and an enclosed private rear garden. All located on the popular Middle Touches development. The property comprises; entrance hall, sitting room, fitted kitchen, conservatory over looking and with access to the garden and a modern white suite shower room. Further benefits from double glazing and gas fired heating via a combination boiler.

Approach

Approached via the driveway heading the garage and a paved path leads to the uPVC part double glaze front door opening to:

Entrance Hall

With a single panel radiator and a smoke detector.

Sitting Room: 13' 2" x 12' 3" (4.01m x 3.73m)

Double glazed window to the front aspect, single panel radiator, two TV points, textured and coved ceiling. Door to:

Kitchen: 11' 0" x 8' 11" (3.36m x 2.72m) (max)

Fitted with a range of oak fronted wall and base units, rolled edge worktops, all complemented by tiled splash backs. Inset one and a half bowl and drainer with mixer tap over. Space for an electric cooker, space and plumbing for a washing machine and space for an upright fridge/freezer. Built in cupboard housing the Glow Worm gas fired combination boiler and a further built in storage cupboard. Textured and coved ceiling. Access to the roof void. Single glazed window and a part glazed door opening to:

Conservatory: 11' 2" x 8' 0" (3.41m x 2.44m)

Over looking the rear garden and constructed of uPVC with double glazed sealed units and a polycarbonate roof over. Double glazed french doors opening to the patio. Single panel radiator, power point and a wall mounted water tap.

Bedroom 1: 11' 10" x 10' 11" (3.60m x 3.33m)

Double glazed window to the rear aspect over looking the garden, double panel radiator, textured and coved ceiling.

Bedroom 2: 10' 11" x 10' 4" (3.32m x 3.15m)

Double glazed window to the front aspect, single panel radiator, built in single wardrobe, textured and coved ceiling.

Shower Room: 8' 11" x 4' 7" (2.71m x 1.40m)

Fitted with a modern white three piece suite comprising; 1200 x 750mm cubicle with a glass screen, door and a wall mounted Triton electric shower over. Vanity unit with an inset wash hand basin over and storage beneath. Low level WC. Obscure double glazed window to the rear aspect, tiled walls, tiled flooring, single panel radiator and a wall mounted electric convector heater.

Garage

A single garage situated within a block of only two heading the off road parking for two vehicles. Up and over door to the front aspect, window to the side and a rear access door from the garden.

Outside

The property benefits from off road parking for two vehicles heading the garage and a paved path leads to the front door. The garden is mainly laid to lawn with a variety of mature shrubs. A wrought iron gate gives access to:

The mature rear garden enjoys a very high degree of privacy and is fully enclosed by timber fencing and established hedges. A paved patio can be accessed from the conservatory doors with a step rising to the main lawn. A rear gate opens to a communal green space.

Service Charge

There is a service charge of approximately £50.00 per annum for the upkeep of the communal grounds.