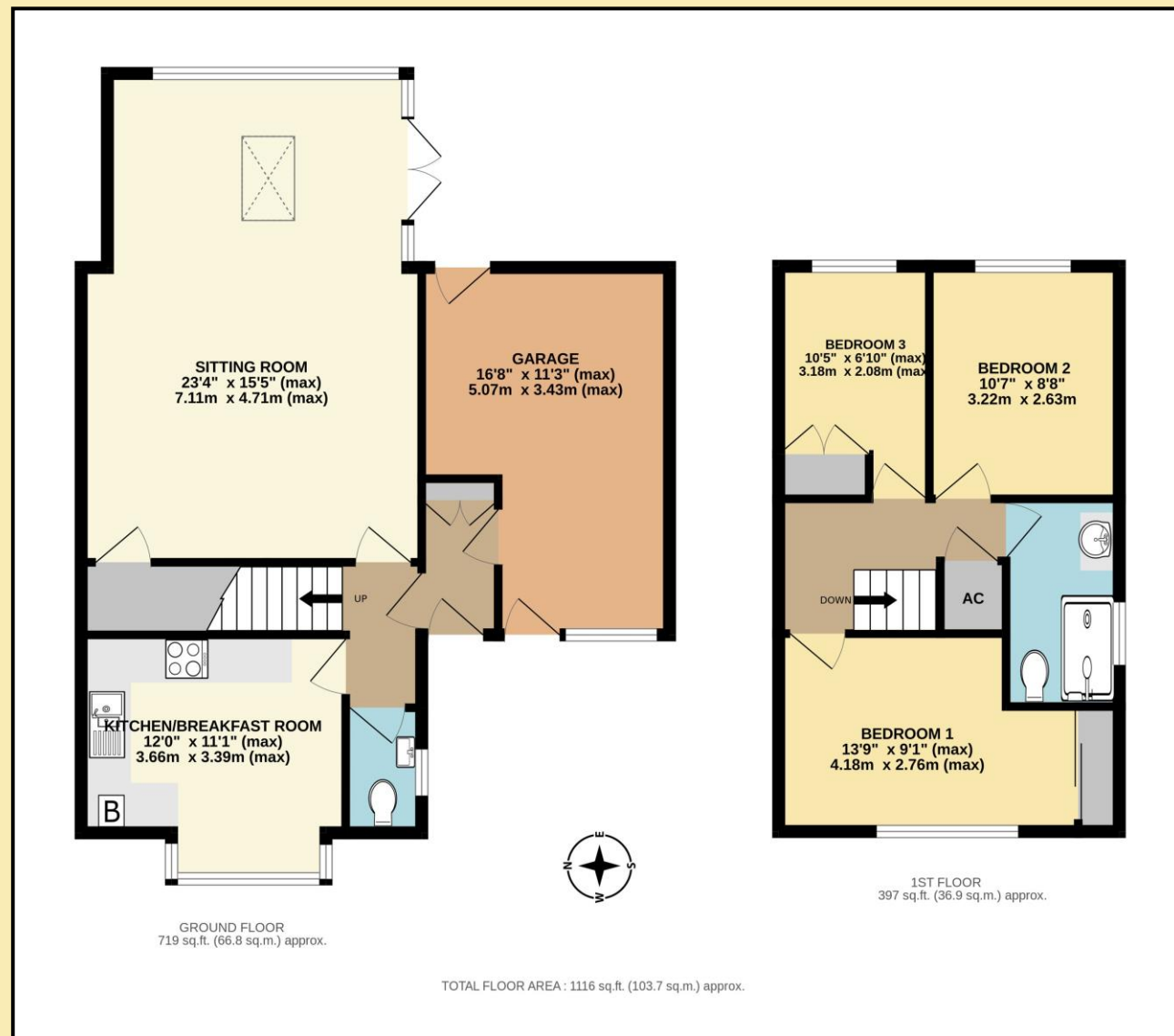




Tenure: Freehold

Council Tax: Band C

Energy Performance Rating: C (71)

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: £300,000

Crimchard, Chard, Somerset TA20 1JT

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

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Tarr Residential

**72 Crimchard,
Chard,
Somerset
TA20 1JT**

Guide Price: £300,000

- **Beautifully Presented Link Detached Property**
- **Edge of Town Location with Views**
- **3 Bedrooms**
- **23ft Sitting Room with Garden Access**
- **Fitted Kitchen/Breakfast Room**
- **Entrance Porch, Inner Hall & Cloakroom**
- **Updated First Floor White Suite Shower Room**
- **Double Glazing & Gas Fired Heating**
- **Larger than Average Garage & Off Road Parking for Multiple Vehicles**
- **Enclosed Low Maintenance Gardens**

Beautifully presented and situated towards the western edge of the Chard town on Crimchard is this modern 3 bedroom link detached property with the added benefit of a larger than average single garage (with consent for development to a bedroom & en-suite), off road parking for multiple vehicles, views from the first floor rear aspect and enclosed low maintenance private gardens. The property comprises; entrance porch, inner hall, cloakroom, modern fitted kitchen/breakfast room with bay window and integrated appliances, stunning 23ft sitting room with access to the garden and an updated first floor white suite shower room. Further benefits from double glazing and gas fired heating via a combination boiler.

Viewing is highly recommended.



Approach

Approached via a gated entrance heading the block paviour driveway with off road parking available for multiple vehicles, garage and the composite part double glazed front door opening to:

Entrance Porch

With a built in slim storage cupboard housing the gas meter. Internal access door to the garage and a further uPVC part double glazed door to:

Inner Hall

With stairs rising to the first floor, wall mounted electric consumer unit, telephone point and tiled flooring through to the kitchen and:

Cloakroom: 5' 9" x 3' 2" (1.74m x 0.97m)

Fitted with a modern white two piece suite comprising; low level WC and a vanity wash hand basin with a mixer tap and tiled splash back over. Obscure double glazed window to the side aspect and a single panel radiator.

Kitchen/Breakfast Room: 12' 0" x 11' 1" (3.66m x 3.39m) (max)

Comprehensively fitted with a modern range of soft closing, light high gloss fronted wall and base units with rolled edge worktops over and all complemented by tiled splash backs. Inset stainless steel one and a half bowl and drainer with mixer tap over. Built in Hotpoint electric oven with a halogen hob and stainless steel chimney style extractor over. Integrated dishwasher, microwave oven and fridge. Wall unit housing the Worcester gas fired combination boiler. Double glazed bay window to the front aspect, single panel radiator, recessed ceiling spotlights and coving.

Sitting Room: 23' 4" x 15' 5" (7.11m x 4.71m) (max)

A superb room with double glazed windows to the rear aspect, Velux skylight window and double glazed french doors opening to the garden. A double and a single panel radiator, two wall light points and a coved ceiling. Access to a deep built in under stairs storage cupboard.

First Floor Landing

With access to the roof void, natural light tube and a smoke detector. Built in cupboard with wooden shelving and a single panel radiator.

Bedroom 1: 13' 9" x 9' 1" (4.18m x 2.76m) (max)

Double glazed window to the front aspect, built in double wardrobe with mirror sliding doors. Single panel radiator, two wall light points and a coved ceiling.

Bedroom 2: 10' 5" x 8' 4" (3.18m x 2.54m)

Double glazed window to the rear aspect with views over the Chard town and countryside beyond. Single panel radiator.

Bedroom 3: 10' 5" x 6' 10" (3.18m x 2.08m) (max)

Double glazed window to the rear aspect with views, built in double wardrobe and a single panel radiator.

Shower Room: 8' 0" x 4' 10" (2.43m x 1.47m)

Updated with a modern white three piece suite comprising; 1500 x 750mm walk-in cubicle with a glass screen and wall mounted thermostatic shower with rainfall head over. Vanity unit with an inset wash hand basin, mixer tap and an illuminated mirror over and storage beneath. Low level WC. Obscure double glazed window to the side aspect, tiled walls and a chrome heated towel rail.

Garage: 16' 8" x 11' 3" (5.07m x 3.43m)

An attached larger than average single garage with consent in place for development to a bedroom & en-suite. Pitched and tiled roof (providing additional storage within boarded eaves). Currently used as a workshop/utility area the garage has a pedestrian part double glazed door to the front aspect with a double glazed window however, a traditional garage door can be re-installed if desired. Rear access door to the garden. Space and plumbing for both a washing machine and tumble dryer. Space for an upright fridge/freezer. Power and light connected.

Outside

The outside of the property is very well maintained and accessed via a gated entrance opening to the block paviour off road parking area with space for multiple vehicles, garage and front door. The garden is laid to decorative gravel chipping with beds of mature shrubs and plants.

The rear garden is fully enclosed by timber fencing, enjoys a very high degree of privacy and can be accessed from the sitting room doors with pergola over and rear garage door. Mainly laid to decorative gravel chippings for ease of maintenance with borders planted with an excellent variety of low evergreen shrubs, small trees and plants. A circular paved patio and timber decking offer pleasant seating areas.