



Forton Road, Chard TA20 2HL



welcome to

Forton Road, Chard

A very well presented end of terrace house offered for sale with the benefit of NO ONWARD CHAIN! The property offers accommodation briefly comprising entrance porch, cloakroom, living room, kitchen/diner, utility room, three bedrooms and bathroom. Outside there is an enclosed rear garden.



Ground Floor

Entrance Porch

Double glazed front door. Double glazed door and window to living room.

Cloakroom

Front aspect double glazed window. Fitted with a WC and wash hand basin. Tiled floor.

Living Room

17' 9" x 11' (5.41m x 3.35m)

Front aspect double glazed window. Double glazed French doors to rear. Log burner. Herringbone flooring. TV point.

Kitchen / Diner

13' 5" x 10' 4" (4.09m x 3.15m)

Rear aspect double glazed window. Fitted base and wall units. Breakfast bar. Work surfaces incorporating a sink and drainer. Part tiled. Built-in oven and gas hob with cooker hood over. Space for dishwasher and fridge/freezer. Tiled floor. Radiator.

Utility Room

Wall cupboards. Work surface. Part tiled wall. Space for washing machine and tumble dryer. Tiled floor.

First Floor

Landing

Rear aspect double glazed window. Access to loft. Herringbone flooring. Radiator.

Bedroom One

12' x 10' 9" (3.66m x 3.28m)

Front aspect double glazed windows. Built-in cupboard. Fitted carpet. Radiator.

Bedroom Two

8' 2" x 7' 10" (2.49m x 2.39m)

Front aspect double glazed window. Built-in cupboard. Fitted carpet. Radiator.

Bedroom Three

12' 2" x 9' 9" (3.71m x 2.97m)

Rear aspect double glazed window. Built-in cupboard. Exposed wooden floor. Radiator.

Bathroom

9' 9" x 5' 6" (2.97m x 1.68m)

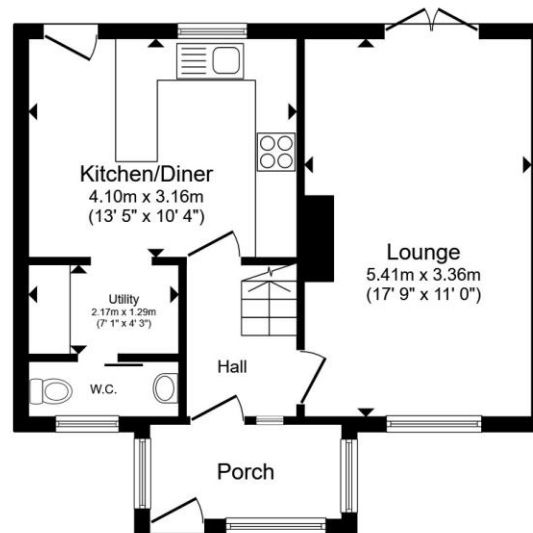
Two rear aspect double glazed windows. Fitted with a suite comprising a panelled bath with shower over, wash hand basin and WC. Part tiled walls. Tiled floor. Heated towel rail.

Outside

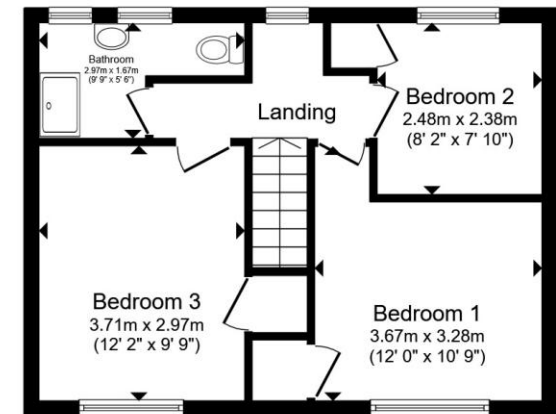
At the front of the house, the garden is laid to gravel with mature shrubs and a small tree. The enclosed rear garden is initially laid to decking with steps down to a lawned and paved garden.

Agents Note

The property is fitted with Solar Panels. We ask that buyers make enquiries through their conveyancer to satisfy.



Ground Floor



First Floor

Total floor area 83.2 m² (895 sq.ft.) approx

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.propertybox.io

 fox & sons



view this property online fox-and-sons.co.uk/Property/CRK106545



welcome to

Forton Road, Chard

- End of Terrace House
- Three Bedrooms
- Kitchen / Diner
- Solar Panels
- Enclosed Rear Garden
- NO ONWARD CHAIN!

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£260,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/CRK106545



Property Ref:
CRK106545 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01460 73421



Crewkerne@fox-and-sons.co.uk



1-3 Market Square, CREWKERNE, Somerset,
TA18 7LE



fox-and-sons.co.uk