



Tenure: Freehold

Council Tax: Band C

Energy Performance Rating: C (70)

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: £310,000

Beasley Court, Chard, Somerset TA20 1DX

Independent Sales, Lettings and Property Management Agents

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Tarr Residential

**14 Beasley Court,
Chard,
Somerset
TA20 1DX**

Guide Price: £310,000

- **Linked Detached Family Property**
- **Cul-de-Sac in the Redstart Catchment Area**
- **3 Double Bedrooms**
- **Fitted Kitchen**
- **17ft Sitting Room with Log Burner**
- **Separate Dining Room & Conservatory**
- **Cloakroom & White Suite Family Bathroom**
- **Gas Fired Heating & Double Glazing**
- **Garage & Double Width Driveway**
- **Enclosed Rear Garden with Oak Framed Covered Seating Area**



Situated within the popular cul-de-sac location of Beasley Court and within easy reach of the Redstart Primary School is this spacious, 3 double bedroom linked detached property with garage, double width driveway and an enclosed rear garden with oak framed covered seating area. The beautifully presented property comprises; entrance porch, inner hall, cloakroom, comprehensively fitted kitchen, 17ft sitting room with bay window, log burner and access to the conservatory. Separate dining room and a first floor white suite family bathroom. Further benefits from double glazing and gas fired heating via a recently installed combination boiler.



Approach

The main front door is approached via the path and opens to:

Inner Hall

With stairs rising to the first floor, built in under stairs storage cupboard, single panel radiator, wall mounted electric consumer unit and a coved ceiling. Door to:

Cloakroom: 6' 0" x 2' 11" (1.82m x 0.88m)

Fitted with a modern white two piece suite comprising; low level WC with a concealed cistern. Pedestal wash hand basin with taps and tiled splash back over. Obscure double glazed window to the rear aspect, single panel radiator and a coved ceiling.

Sitting Room: 17' 9" x 10' 10" (5.41m x 3.30m) (max)

Double glazed bay window to the side aspect and a further double glazed window to the front. feature freestanding log burner on a slate hearth. Single panel radiator, TV point, coved ceiling. Double glazed sliding patio doors to:

Conservatory: 9' 6" x 7' 7" (2.90m x 2.30m)

Constructed on low brick walls with uPVC double glazed sealed units and polycarbonate roof over. Double glazed door opening to the patio and garden. Tiled floor, double panel radiator and power points.

Kitchen: 9' 10" x 8' 6" (3.00m x 2.59m)

Comprehensively fitted with a range of oak fronted wall and base units, square edge worktops over and all complemented by tiled splash backs. Inset stainless steel bowl and drainer with mixer tap over. High level double oven with a separate stainless steel five burner gas hob and chimney style extractor over. Integrated slim-line dishwasher, space and plumbing for a washing machine and space for an upright fridge/freezer. Wall unit housing the recently installed Baxi gas fired combination boiler. Tiled flooring and a double panel radiator. Double glazed window to the rear aspect and a part double glazed opening to the covered rear seating area.

Dining Room: 12' 6" x 9' 10" (3.80m x 3m)

Double glazed window to the front aspect, single panel radiator, serving hatch from the kitchen and a coved ceiling.

First Floor Landing

With a double glazed window to the rear aspect, built in over stairs airing cupboard with wood slatted shelving, single panel radiator and the heating control panel. Access to the part boarded roof space via a fitted loft ladder. Coved ceiling.

Bedroom 1: 17' 9" x 11' 0" (5.40m x 3.35m) (max)

A dual aspect room with a double glazed window to the rear aspect with superb views over Chard town and beyond. Further double glazed window to the front. Built in double wardrobe, two single panel radiators, TV aerial point and a coved ceiling.

Bedroom 2: 9' 11" x 8' 8" (3.03m x 2.64m)

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

Bedroom 3: 10' 0" x 6' 11" (3.04m x 2.10m)

Double glazed window to the rear aspect with excellent views over Chard town and beyond. Built in double wardrobe, single panel radiator and a coved ceiling.

Bathroom: 7' 11" x 5' 6" (2.41m x 1.68m)

Fitted with a modern white three piece suite comprising; 'P' shaped panel bath with a glass screen, mixer tap and wall mounted thermostatic shower with rainfall head over. fitted bathroom storage units with an inset wash hand basin and a low level WC with concealed cistern. Chrome ladder style heated towel rail, fully tiled walls and flooring, obscure double glazed window to the front aspect and recessed ceiling spotlights.

Garage: 18' 1" x 8' 5" (5.50m x 2.57m)

A single garage within a block of two. Pitched and tiled roof (providing additional storage space within the eaves). Up and over door to the front aspect heading the double width driveway. uPVC access door from the garden. Power and light connected.

Outside

The outside of the property is very well kept and enjoys a corner plot location within Beasley Court. The main front door is approached via a footpath flanked on either side by lawn and flower beds. A timber pedestrian gate from the driveway gives access to:

The south easterly facing rear garden enjoys a very high degree of privacy and is fully enclosed by a combination timber fencing and high brick built walls. An attractive oak framed covered seating area can be accessed from the conservatory and kitchen door and leads on to the lawn bordered by a variety of flower beds. Space for a good size timber shed. A picket fence with gate and two steps descends to a further paved entertaining space and the side access door to the garage. Outside water tap and external power point.