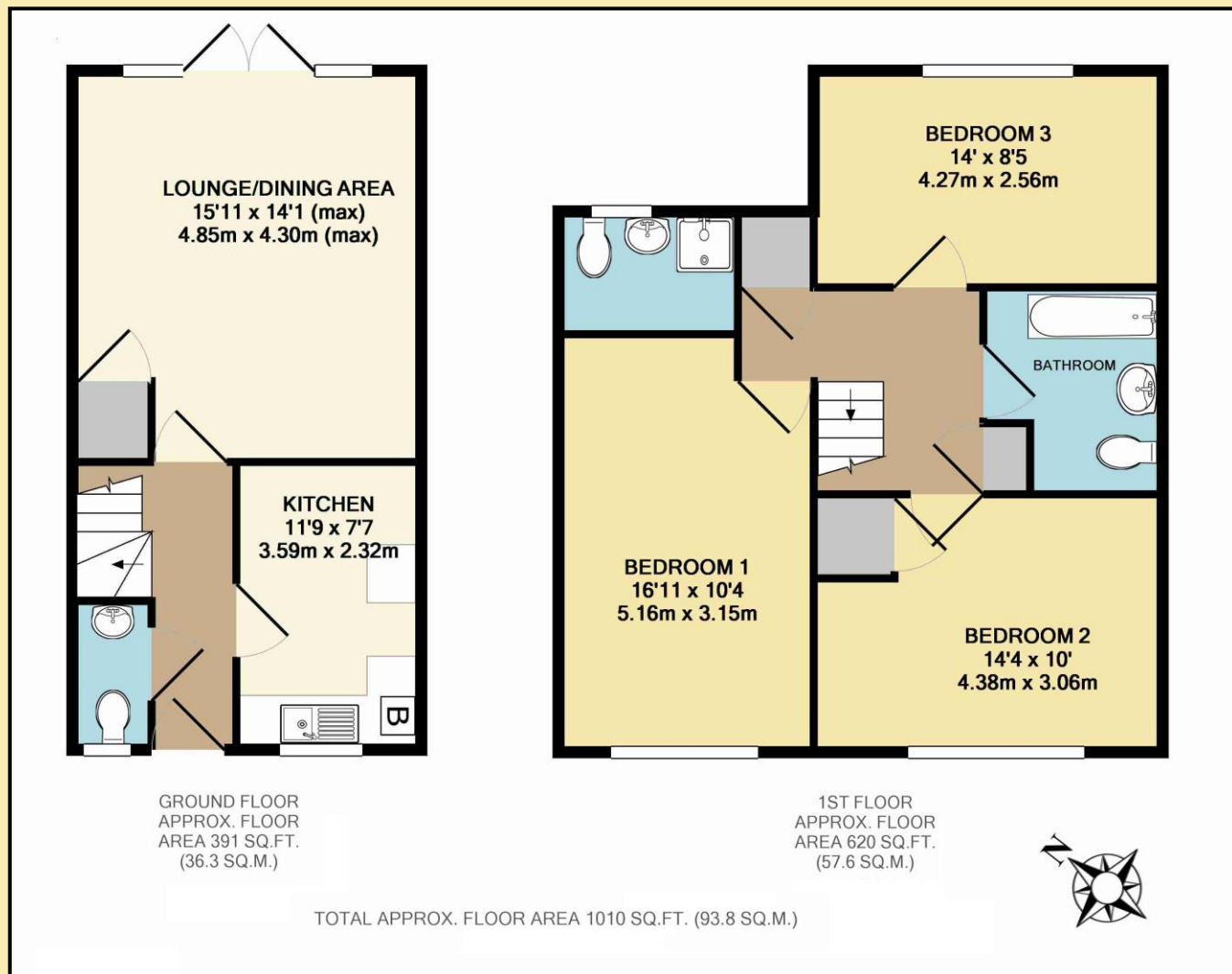




Tenure: Freehold

Council Tax: Band C

Energy Performance Rating: C (73)

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: £170,000

Combe Street, Chard, Somerset TA20 1JD

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

**62 Combe Street,
Chard,
Somerset
TA20 1JD**

Guide Price: £170,000

- **NO ONWARD CHAIN**
- **Terraced Property Close to Town Centre**
- **3 Good Size Double Bedrooms**
- **En-Suite to Master Bedroom**
- **Sitting Room/Dining Area with Patio Doors**
- **Kitchen/Breakfast Room**
- **Cloakroom & First Floor Bathroom**
- **Double Glazing & Gas Fired Heating via Combination Boiler**
- **Off Street Parking**
- **IDEAL INVESTMENT or FIRST TIME BUY**

A terraced property with 3 good size double bedrooms and off street parking space all situated close to the centre of Chard town. Comprises; entrance hall, cloakroom, kitchen, sitting room/dining area with patio doors, en-suite to master bedroom and a first floor bathroom. Further benefits from double glazing and modern gas fired heating via a combination boiler.
IDEAL FIRST TIME BUY or INVESTMENT.



Entrance

Approached from the main public footpath to a timber part glazed front door opening to:

Entrance Hall

With stairs rising to the first floor, single panel radiator and a tiled floor. Door to:

Cloakroom: 6' 2" x 2' 8" (1.87m x 0.81m)

Fitted with a white suite comprising; wash hand basin and pedestal with taps and a tiled splash back over, low level WC. Single panel radiator and an obscure double glazed timber framed window to the front aspect.

Kitchen: 11' 9" x 7' 7" (3.59m x 2.32m)

Fitted with a range of light fronted wall and base units, rolled edge worktops over and all complemented by tiled splash backs. Inset stainless steel bowl and drainer with mixer tap over. Space for a gas cooker with an extractor over, space for an upright fridge/freezer, space and plumbing for a washing machine, wall mounted gas fired combination boiler, extractor, tiled floor, smoke detector and a timber framed double glazed window to the front aspect.

Sitting Room/Dining Area: 15' 11" x 14' 1" (4.85m x 4.30m) (max)

Double glazed double opening doors and windows to the rear aspect, built-in under-stairs storage cupboard, two single panel radiators, TV and telephone points, wall mounted thermostat and a wall mounted electric fuse box.

First Floor Landing

With access to the roof void, two built-in storage cupboards and a smoke detector.

Bedroom 1: 16' 11" x 10' 4" (5.16m x 3.15m)

Double Glazed window to the front aspect, single panel radiator, TV and telephone points. Door to:

En-Suite: 7' 3" x 4' 11" (2.22m x 1.50m)

Fitted with a white three piece suite comprising; corner cubicle with a glass screen and door, wall mounted thermostatic shower. Wash hand basin and pedestal with taps over and a low level WC. Single panel radiator, extractor and an obscure double glazed window to the rear aspect.

Bedroom 2: 14' 4" x 10' 0" (4.38m x 3.06m)

Double glazed window to the front aspect, built-in over-stairs storage cupboard, single panel radiator and a TV point.

Bedroom 3: 14' 0" x 8' 10" (4.27m x 2.69m)

Double glazed window to the rear aspect and a single panel radiator.

Bathroom: 8' 5" x 7' 3" (2.56m x 2.22m)

Fitted with a white three piece suite comprising; panel bath with a mixer tap and wall mounted shower attachment over. Wash hand basin and pedestal with taps over and a low level WC. Wall tiling to splash prone areas, wall mounted mirror, wall-light with a built-in shaver point, single panel radiator and an extractor.

Outside

The property benefits from an allocated off street parking space to the rear and a small paved patio area heading the lounge doors.