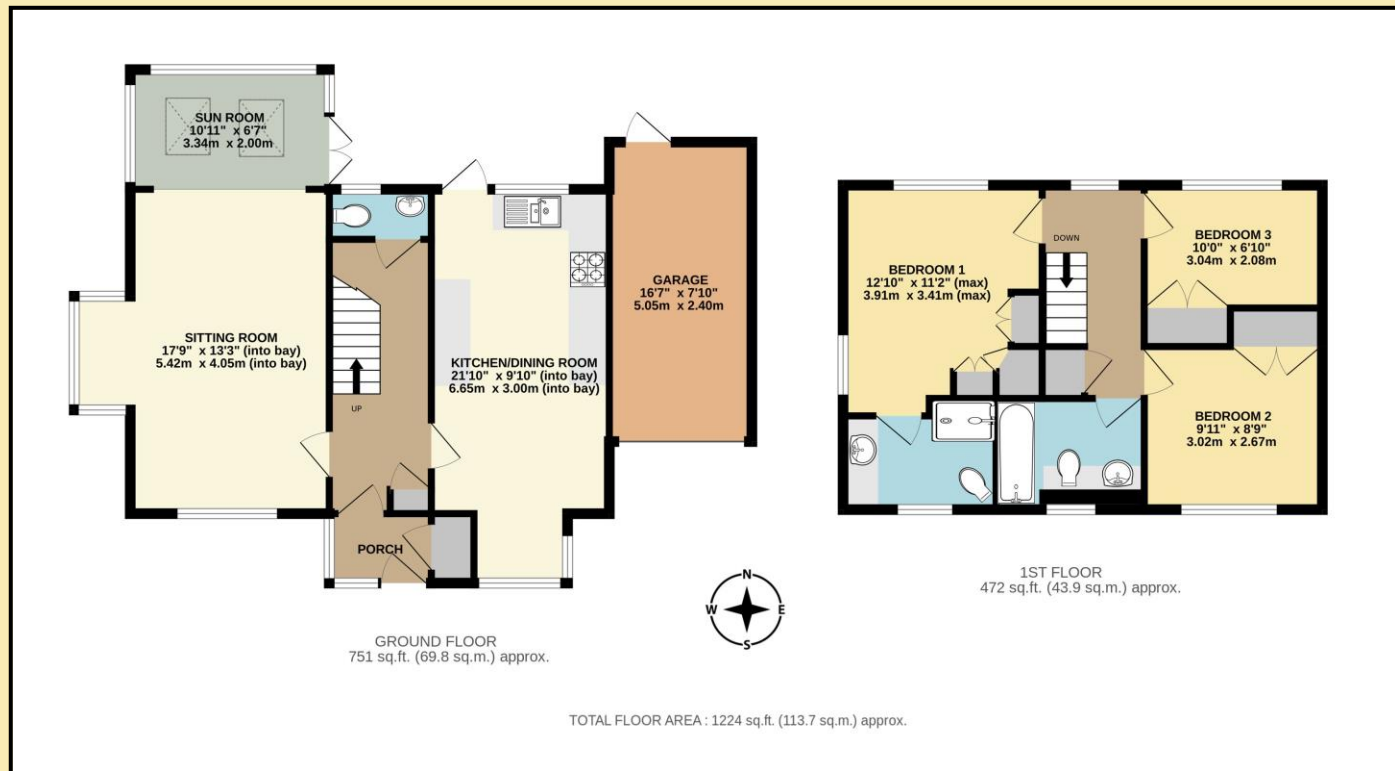




Tenure: Freehold

Council Tax: Band D

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: £300,000
Kinforde, Chard, Somerset TA20 1DT

24 Kinforde,
Chard,
Somerset
TA20 1DT

Guide Price: £300,000

- Modern Link Detached Property
- Corner Plot Location on Glynswood
- 3 Bedrooms, En-Suite to Master
- 17ft Sitting Room & Sunroom
- 21ft Kitchen/Dining Room with Bay Window
- Entrance Hall with Utility Area & Cloakroom
- First Floor White Suite Family Bathroom
- Double Glazing & Gas Fired Heating
- Garage & Off Road Parking
- Front & Enclosed Private Rear Garden

Situated towards the end of the Kinforde with added benefit of a corner plot on the ever popular Glynswood development and within close proximity of the Redstart Primary School is spacious 3 bedroom link detached property with off road parking, garage and a private enclosed rear garden. The modern interior of the property comprises; entrance porch, inner hall with utility space, cloakroom, 21ft kitchen/dining room with bay window, 17ft sitting room with bay window and open plan to the sunroom, en-suite shower room to the master bedroom and a first floor white suite family bathroom. Further benefits from double glazing and gas fired heating.



Approach
Approached via the path leading to the composite part double glazed front door. Opening to:

Entrance Porch: 6' 2" x 2' 9" (1.89m x 0.84m)
With double glazed windows to the side and front aspects, tiled floor, built in store with power connected and part glazed door to:

Inner Hall
With stairs rising to the first floor, single panel radiator, wood effect flooring and a wall mounted thermostat. Built in shoe storage cupboard. Under stairs utility area with a worktop, space and plumbing for a washing machine and tumble dryer beneath. Solid oak internal doors to all rooms and including:

Cloakroom: 5' 8" x 2' 9" (1.73m x 0.85m)
Fitted with a white two piece suite comprising; wash hand basin and pedestal with taps and tiled splash back over. Wood effect flooring, single panel radiator and a obscure double glazed window to the rear aspect.

Sitting Room: 17' 9" x 13' 3" (5.42m x 4.05m)
A dual aspect room with a double glazed window to the front aspect and a double glazed bay window to the side. A single and a double panel radiator, wood effect flooring, TV point, power point with USB ports and a coved ceiling. Large opening to:

Sunroom: 10' 11" x 6' 7" (3.34m x 2.00m)
Constructed on low brick built walls with uPVC double glazed sealed units over and an insulated roof with two skylight windows. French doors opening to the patio. Electric under floor heating with wood effect flooring over and power points.

Kitchen/Dining Room: 21' 10" x 9' 10" (6.65m x 3.00m) (into bay)
Fitted with a modern range of grey high gloss wall and base units, rolled edge wood block effect worktops over and all complemented by tiled splash backs. Inset one and a half 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 dishwasher. Wood plank effect tiled flooring, double glazed window over looking the garden and a uPVC part double glazed door to outside. Built in bench seating with storage under, two single panel radiators and a double glazed bay window to the front aspect. Recessed ceiling spotlights.

First Floor Landing
With a double glazed window to the rear aspect, access to the roof void, built in storage cupboard and a smoke detector.

Bedroom 1: 12' 10" x 11' 2" (3.91m x 3.41m) (max)
Double glazed windows to both the rear and side aspects, range of built in wardrobes and drawer unit, double panel radiator and brushed chrome power points. Door to:

En-Suite: 8' 8" x 4' 6" (2.64m x 1.38m)
Fitted with a modern white three piece suite comprising; rectangular cubicle with a glass screen, door and a wall mounted Mira electric shower. Fitted bathroom units with an inset wash hand basin, mixer tap over and storage cupboards below. Corner low level WC. Chrome ladder style heated towel rail, tiled floor and an obscure double glazed window to the front aspect.

Bedroom 2: 9' 11" x 8' 9" (3.01m x 2.66m)
Double glazed window to the front aspect, built in double wardrobe and a single panel radiator.

Bedroom 3: 10' 0" x 6' 9" (3.04m x 2.07m)
Double glazed window to the rear aspect, built in double wardrobe and a single panel radiator.

Bathroom: 8' 1" x 5' 6" (2.46m x 1.68m)
Fitted with a modern white three piece suite comprising; panel bath with a glass screen, mixer tap and a wall mounted thermostatic shower with rainfall head over. Fitted vanity unit with an inset wash hand basin over and storage cupboard below. Low level WC. Fully tiled walls, chrome ladder style heated towel rail, wall-light with a built-in shaver point, extractor and an obscure double glazed window to the front aspect.

Garage: 16' 7" x 7' 10" (5.06m x 2.38m)
An attached garage with a pitched roof (providing additional storage space within the eaves). Up and over door to the front aspect heading the driveway. Rear access door from the garden, power and light connected.

Outside
The property enjoys a corner plot location and benefits from an off road parking space heading the garage. A path flanked on either side by lawn leads to the front door.

The well kept rear garden benefits from a good degree of privacy and is fully enclosed by a combination of high brick built walls and timber fencing. A private paved patio can be accessed from the sunroom and kitchen doors with a path leading to space for a timber shed at the rear boundary and the rear access door to the garage. Steps from the patio rise to the main lawn and further paved seating area with raised beds retrained by railway sleepers. An area to the side of the property is used for storage.