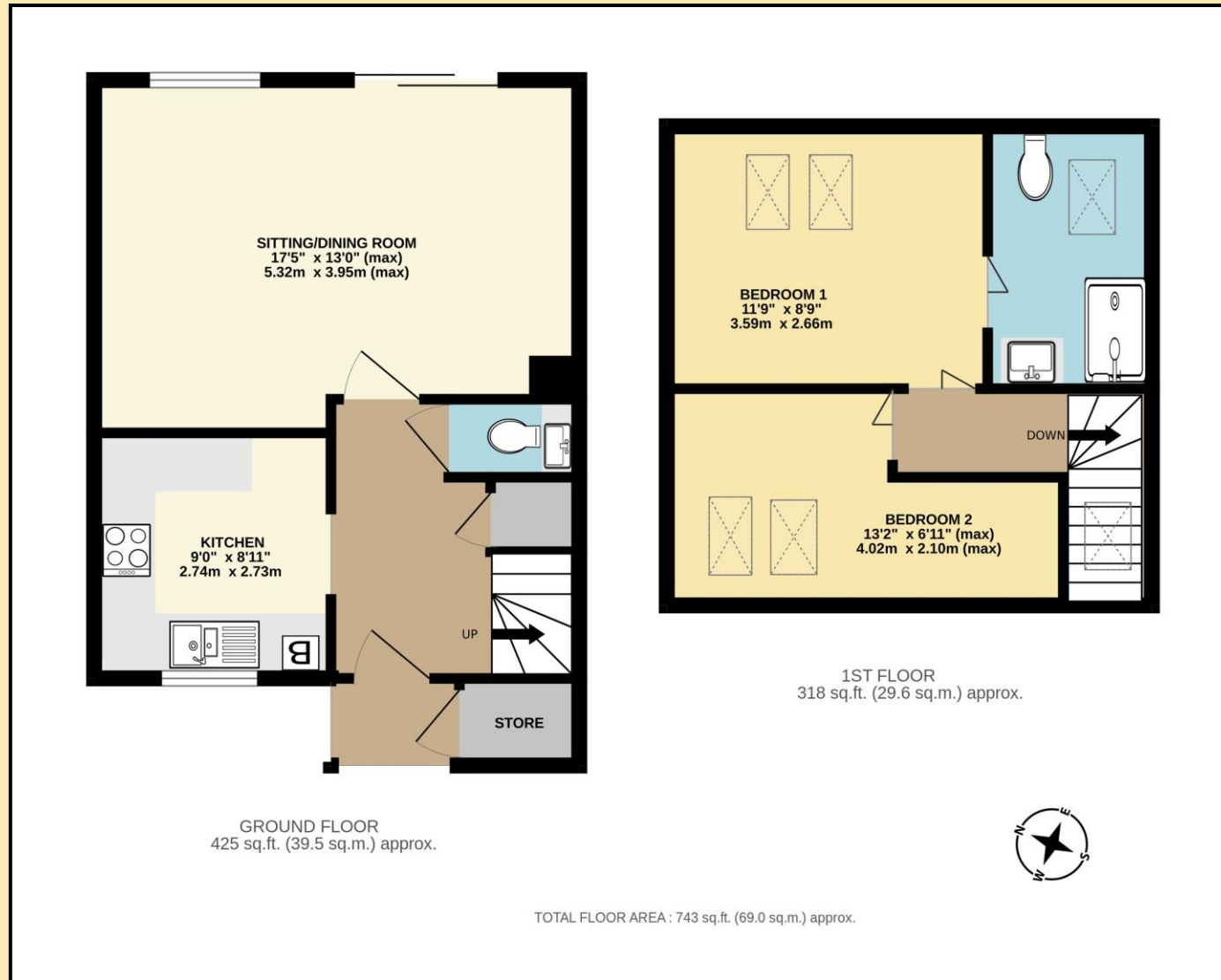




Tenure: Freehold

Council Tax: Band B

Energy Performance Rating: C (75)

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: £225,000

Abbey Close, Tatworth, Nr Chard, Somerset TA20 2LD

**19 Abbey Close,
Tatworth, Nr Chard,
Somerset
TA20 2LD**

Guide Price: £225,000

- **Beautifully Presented Modern Property**
- **Quiet Cul-de-Sac, Village Location**
- **2 Bedrooms**
- **Updated Fitted Kitchen**
- **17ft Sitting/Dining Area with Garden Access**
- **Re-Fitted White Suite Shower Room**
- **Entrance Hall & Cloakroom**
- **Double Glazing & Gas Fired Heating**
- **Off Road Parking for 2 Vehicles**
- **Private Level Enclosed Rear Garden**

NO ONWARD CHAIN. Situated within the quiet cul-de-sac location of Abbey Close in the highly popular village of Tatworth, Nr Chard is this beautifully presented 2 bedroom modern terrace property with off road parking for 2 vehicles. The property comprises: entrance hall, cloakroom, updated kitchen, 17ft sitting/dining area with access to the garden and a re-fitted white suite shower room. Further benefits from double glazing, gas fired heating via a combination boiler and a well maintained private enclosed rear garden with timber decked seating area.



Approach

Approach via the driveway to a part double glazed front door with a storm canopy and light over. An outside storage/bin store with electric and gas meters is to the side.

Entrance Hall

With stairs rising to the first floor, single panel radiator, under-stairs storage cupboard and a coved ceiling. Door to:

Cloakroom: 4' 10" x 2' 9" (1.48m x 0.85m)

Fitted with a low level WC with an inset wash hand basin over. Tiled flooring, heated towel rail and an extractor.

Kitchen: 9' 0" x 8' 11" (2.74m x 2.73m)

Updated with a modern range of light fronted shaker style base units all complemented by rolled edge worktops. Inset stainless steel one and a half bowl and drainer with mixer tap over. Space for a gas cooker with a stainless steel splash back and extractor over. Space and plumbing for a washing machine and space for an upright fridge/freezer. Integrated wine cooler. Wall mounted Worcester combination boiler with 'Hive' controlling system. Double glazed window to the front aspect.

Sitting/Dining Area: 17' 5" x 13' 0" (5.32m x 3.95m) (max)

Double glazed window to the rear aspect, feature panel effect wall, single panel radiator and a modern wall mounted radiator, TV point and a coved ceiling. Sliding patio doors opening to the timber decked seating area and rear garden.

First Floor Landing

With a skylight window over the staircase to the front aspect and access to:

Bedroom 1: 11' 9" x 8' 9" (3.59m x 2.66m)

With two Velux windows to the rear aspect and a single panel radiator. Access to the eaves storage.

Bedroom 2: 13' 2" x 6' 11" (4.02m x 2.10m) (max)

Two Velux windows to the front aspect and a single panel radiator. Access to the eaves storage.

Shower Room: 8' 9" x 5' 6" (2.66m x 1.67m)

re-fitted with a modern white three piece suite comprising; double cubicle with a glass screen, door and wall mounted thermostatic shower over. Vanity wash hand basin with storage cupboard beneath. Low level WC. Part tiled walls, velux window to the rear aspect, heated towel rail and wood effect flooring.

Outside

The front of the property benefits from off road parking for up to two vehicles via the driveway. The garden area is laid to lawn. Outside water tap. A useful store is adjacent to the front door.

The private enclosed rear garden is very well maintained and benefits from a timber decked seating space accessed from the sitting room doors and leads onto the main lawn bordered by gravel chippings and raised flower beds retained by railway sleepers. Space for a timber shed to one corner at the rear aspect.