

Chubb Close,Chard TA20 1GL

fox & sons

welcome to

Chubb Close,Chard

Great opportunity to purchase this modern 3 bedroom end of terrace home, offered with NO ONWARD CHAIN. Benefits include parking , modern property, two double bedrooms , radiators throughout and an enclosed lawn garden with rear access.













Entrance Hall
Accessed via the front door, this is a spacious and welcoming entrance hall, providing an ideal introduction to the home. It offers plenty of room for storage and furnishings, features a radiator for comfort, and provides easy access to all principal ground-floor accommodation.

Downstairs Cloakroom / Wc
A convenient guest facility located off the entrance hall. Fitted with a WC and a hand basin, with part tiling to the walls around the splash zones. There is a double-glazed window to the front elevation allowing natural light, and a radiator is installed for heating.

Open-Plan Kitchen Diner
A generous-sized open-plan space designed for both cooking and entertaining. It features double-glazed windows to both the front and rear, plus double-glazed back doors opening directly out to the garden, flooding the room with natural light and offering excellent access to the outdoor space.

The kitchen area is fitted with modern units to both eye and base levels, and includes a hob with extractor hood, a cooker, and a stainless steel integrated sink and drainer. There are dedicated spaces for a washing machine and fridge freezer. A radiator is installed to maintain a comfortable temperature year-round.

Lounge
A well-proportioned and inviting living room, forming a wonderful central point to the home. It features a double-glazed window to the rear elevation overlooking the garden, creating a bright and peaceful atmosphere. The room has ample space for a range of living arrangements and is fitted with a radiator.

Landing
Stairs rise from the hall to the first-floor landing, which features a double-glazed window to the rear and a radiator. It provides access to all bedrooms and the family bathroom.

Bathroom
A well-appointed family bathroom featuring a double-glazed window to the rear. The suite comprises a WC, hand basin, and a bath with an overhead shower. Walls are part-tiled for practicality, and the room is fitted with a heated towel rail, combining heating with convenient storage.

Bedroom 1
A large double bedroom situated to the front of the property. It features a double-glazed window, a radiator, and is fully carpeted, offering a bright and comfortable space ideal as a main bedroom.

Bedroom 2
Another spacious double bedroom positioned to the front. It has a double-glazed window, carpet flooring, a radiator, and benefits from a built-in storage cupboard - effectively designed over the stairs - providing excellent built-in storage space.

Bedroom 3
A good-sized single bedroom located to the rear. It features a double-glazed window overlooking the garden, carpet flooring, and a radiator, making it versatile for use as a bedroom, home office, or study.

Rear Garden
The rear garden is fully enclosed and predominantly laid to lawn, offering a safe and private outdoor space. There is a rear access gate, providing convenient entry from the back of the property.

Agents Note 1
We may not have all material information relating to this property. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

Agents Note 2
This property is part of a large Title that includes other properties that are not included in this sale. The creation of a new Title for the property being sold will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly.

We may not have all material information relating to this property which is sold as seen. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

The service charge of £26.35/pcm is applicable to the property as a guide only and is subject to confirmation and possible annual increase. Please enquire with the branch at time of interest where they would be happy to check.

We have not tested any apparatus, equipment, fixtures, fittings, or connection of utility services. Any checks to working condition and suitability will be at the buyers own cost.

Agents Note 3
There is a Rent Charge associated with the title of this property. The sellers legal party is trying to obtain resolution. Interested parties must make their own enquiries and take independent legal advice to ensure the property meets their specific requirements in terms of timeframes and available finance options. Please speak with the branch for further details and they will try and obtain an update on your behalf.

Agents Note 4
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been

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- NO ONWARD CHAIN
- 3 Bedrooms
- End Of Terrace
- Modern Property
- Allocated Parking

Tenure: Freehold EPC Rating: B
Council Tax Band: C

£220,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
CRK106681 - 0008

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.

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fox & sons

01460 73421

Crewkerne@fox-and-sons.co.uk

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

fox-and-sons.co.uk