



Tenure: Freehold

Council Tax: Band B

Energy Performance Rating: D (62)

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.

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Guide Price: £230,000

**Watermead, South Chard, Nr Chard Somerset
TA20 2QL**

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

T: 01460 68890

E: chard@tarrresidential.co.uk

W: www.tarrresidential.co.uk

Tarr Residential

**4 Watermead,
South Chard, Nr Chard,
Somerset
TA20 2QL**

Guide Price: £230,000

- Semi Detached Bungalow
- Quiet, Edge of Village Location
- 2 Double Bedrooms
- 18ft Sitting Room with Fireplace
- Fitted Kitchen
- Conservatory with Access to the Garden
- 4 Piece Bathroom Suite
- Double Glazing & Gas Fired Heating
- Garage within a Block
- Enclosed Front & West Facing Rear Garden

Situated on the very edge of the Watermead cul-de-sac within the popular village location of South Chard and enjoying superb countryside views from the front aspect is this well presented semi detached 2 bedroom bungalow with the added benefit of a garage within a block. The property comprises; entrance porch, inner hall, 18ft sitting room with fireplace, dining room/bedroom 2, conservatory with access to the garden, fitted kitchen, side porch/utility area a 4 piece bathroom suite. Further benefits from double glazing, gas fired heating via combination boiler, front and an enclosed west facing rear garden.



Approach

Approached via the public footpath at the front aspect to a wooden pedestrian gate opening to the footpath leading to the solid wood front door. Opening to:

Entrance Porch: 5' 0" x 2' 9" (1.53m x 0.84m)

With double glazed windows to both side aspects, wood parquet flooring and a further part glazed opening to:

Inner Hall

With a built-in storage cupboard housing the gas meter, electric consumer unit and meter. Solid wood parquet flooring and a single panel radiator. Door to the sitting room and opening to:

Kitchen: 11' 8" x 8' 7" (3.56m x 2.61m)

Fitted with a range of wood fronted wall and base units, rolled edge worktops and all complemented by tiled splash backs over. Inset stainless steel bowl and drainer with mixer tap over. Space for a freestanding electric cooker with a tiled splash back and chimney style extractor over. Space and plumbing for a washing machine and space for an upright fridge/freezer. Wall unit housing the Worcester gas fired combination boiler. Double glazed window to the front aspect and a double panel radiator.

Sitting Room: 18' 1" x 11' 10" (5.51m x 3.60m) (max)

Double glazed window to the front aspect. Feature fireplace with a tiled surround and hearth. Two single panel radiators, TV point and a coved ceiling. Door to the inner hall and a door to:

Dining Room/Bedroom 2: 9' 11" x 8' 8" (3.01m x 2.65m)

With a built in storage cupboard and a single panel radiator. Window and part glazed door to:

Conservatory: 9' 1" x 7' 5" (2.76m x 2.26m)

Over looking the rear garden and constructed off low brick built walls with uPVC double glazed sealed units and polycarbonate roof over. Double glazed door opening to the garden. Quarry tiled flooring and a power point.

Inner Hall

With a built in storage cupboard and access to the roof void.

Bedroom 1: 11' 9" x 8' 8" (3.58m x 2.65m)

Double glazed window to the rear aspect over looking the garden, single panel radiator and a built-in double wardrobe.

Bathroom: 8' 6" x 6' 0" (2.58m x 1.84m)

Fitted with a four piece suite comprising; panel bath with taps over. Square cubicle with a glass screen, door and wall mounted Mira electric shower over. Pedestal wash hand basin with taps over. Low level WC. Part tiled walls, single panel radiator, wall mounted electric heater and an obscure double glazed window to the side aspect.

Garage: 15' 7" x 7' 10" (4.75m x 2.40m) (approx)

A single garage located close-by at the rear of the property within a block. Up and over door to the front aspect.

Outside

The property is located in a quiet tucked away position in the village of South Chard enjoying superb countryside views from the front aspect. The front of the property is accessed via a timber pedestrian gate heading the pathway to the front door. Borders are planted with an excellent variety of mature low shrubs and plants. The path extends to the side of the property giving access to:

The west facing level rear garden is fully enclosed by timber fencing and benefits from a paved patio leading on to the main lawn. Beds and borders are filled with a selection of mature plants and shrubs. Timber shed included. Outside water tap.