



**16 FORTON ROAD**

Chard, TA20 2HJ

**Price Guide £350,000**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A three bedroom detached home situated on the outskirts of the Town. The accommodation in brief comprises entrance hall, cloakroom, sitting room, kitchen/dining room, three bedrooms and a bathroom. To the front there is ample off road parking which leads to a double carport and 28ft garage. To the rear the garden is a lovely size with workshop. The sellers are motivated and have found an onward purchase.

## Situation

The market town of Chard is located in South Somerset between the Devon and Dorset borders. The town centre offers a good range of shopping, west country butchers, the village bakery, Tesco, Lidl, Sainsburys, Boots, Superdrug, Argos, B&Q as well as excellent sport and leisure facilities, the leisure centre was built in 2021 and offers swimming pools, gym and soft play. There is a selection of nurseries, primary schools, a secondary school, doctors' surgeries, dental surgeries and a hospital. There are various rail and bus links to London from Axminster, Crewkerne and Taunton.

## The local area

The Town is ideally situated within easy reach of the county town of Taunton (14.2 miles) Crewkerne (8 miles - mainline rail London Waterloo) and the Jurassic Coastline of Lyme Regis (11.8 miles.)

## Local Authority

South Somerset Council Tax Band: D

Tenure: Freehold

EPC Rating: D



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 82        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 58                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

# PROPERTY DESCRIPTION

## Entrance Hall

With a window to the front aspect, storage cupboard, radiator and stairs rising to the first floor.

## Cloakroom

With a window to the rear aspect. Suite comprising low level WC, wash hand basin with tiled splashbacks and a radiator.

## Sitting Room

15'10" × 11'6" (4.85 × 3.53)

With a window to the front aspect and a french doors to the rear opening out into the garden. Television point, electric wall mounted fire, wall lights and a radiator.

## Kitchen/Dining Room

16'4" × 11'6" (4.98 × 3.53)

With dual aspect windows to the front and rear. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drainer, dishwasher, fridge/freezer, electric oven, hob and an extractor fan over. Space for washing machine and tumble dryer. Breakfast bar, spotlights, radiator and tiling to all splash prone areas. Door into Carport.

## Landing

With a window to the front aspect, airing cupboard, radiator and access to the loft.

## Bedroom One

16'6" × 11'8" (5.05 × 3.57)

With dual aspect windows to the front and rear and a radiator.

## Bedroom Two

11'10" × 8'8" (3.61 × 2.65)

With a window to the rear aspect and a radiator.

## Bedroom Three

11'5" × 7'2" (3.50 × 2.20)

With a window to the front aspect, radiator and a storage cupboard.

## Bathroom

With a window to the rear aspect. Suite comprising bath with shower over, low level WC, wash hand basin with vanity storage, heated towel rail and tiling to all splash prone areas.

## Car Port

15'10" × 11'9" (4.85 × 3.60)

Doors into the garage and garden.

## Large Garage

29'7" × 8'2" (9.04 × 2.49)

Pedestrian door into the workshop, window to the side and an electric roller door.

## Workshop

15'9" × 5'8" (4.82 × 1.75)

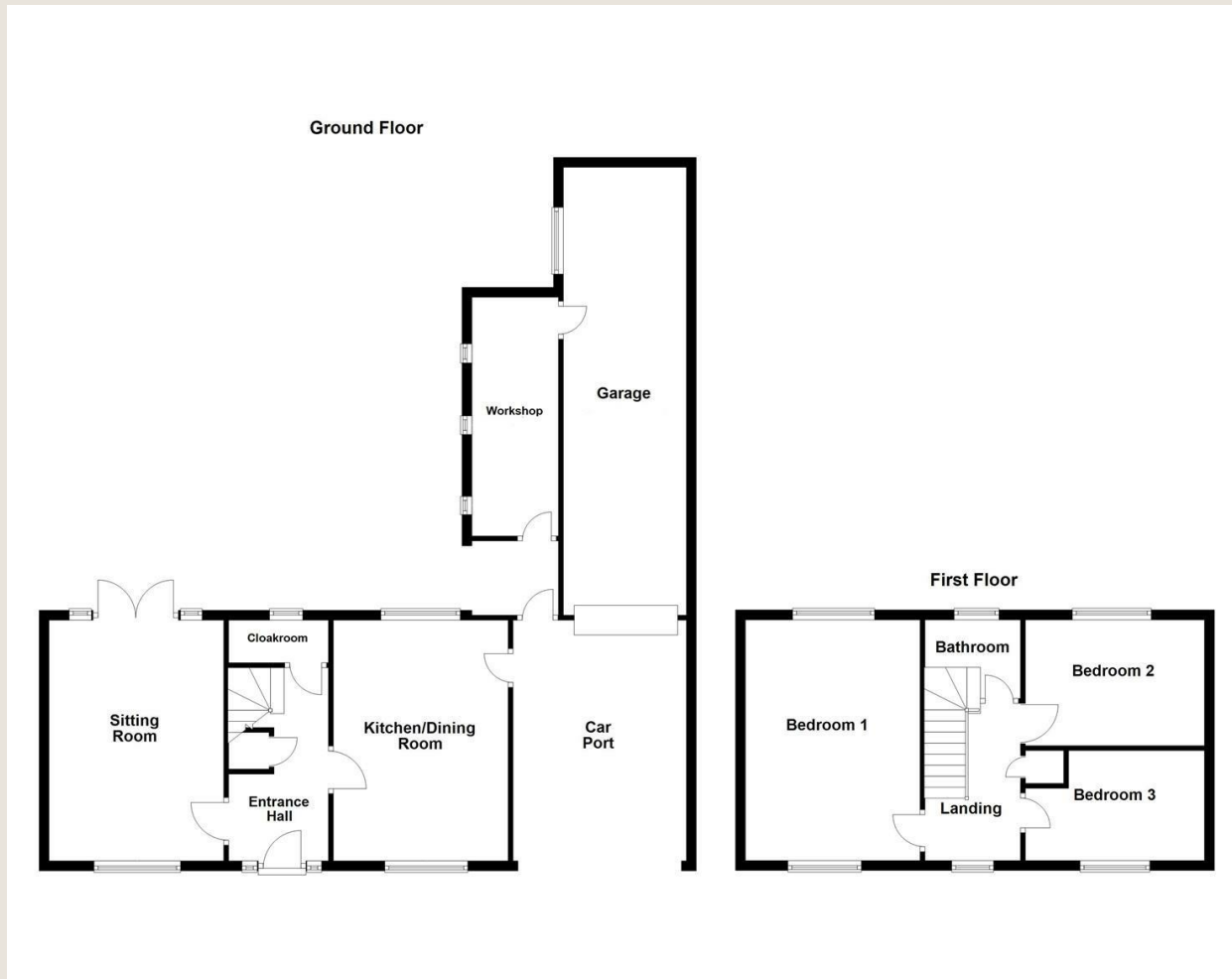
With three windows to the side aspect.

## Outside

To the front there is a lawned area, ample driveway leads to the car port and garage. To the rear the garden is enclosed, lawn, flower borders and patio abutting the rear of the property.

## Agents Note

Council Tax Band - D. Mains water, drainage, gas and electricity. The gas central heating boiler was installed in November 2020. The windows and doors were replaced in February 2023.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01460 74200**

crewkeme@mayfairproperties.net

### IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans - All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:  
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

