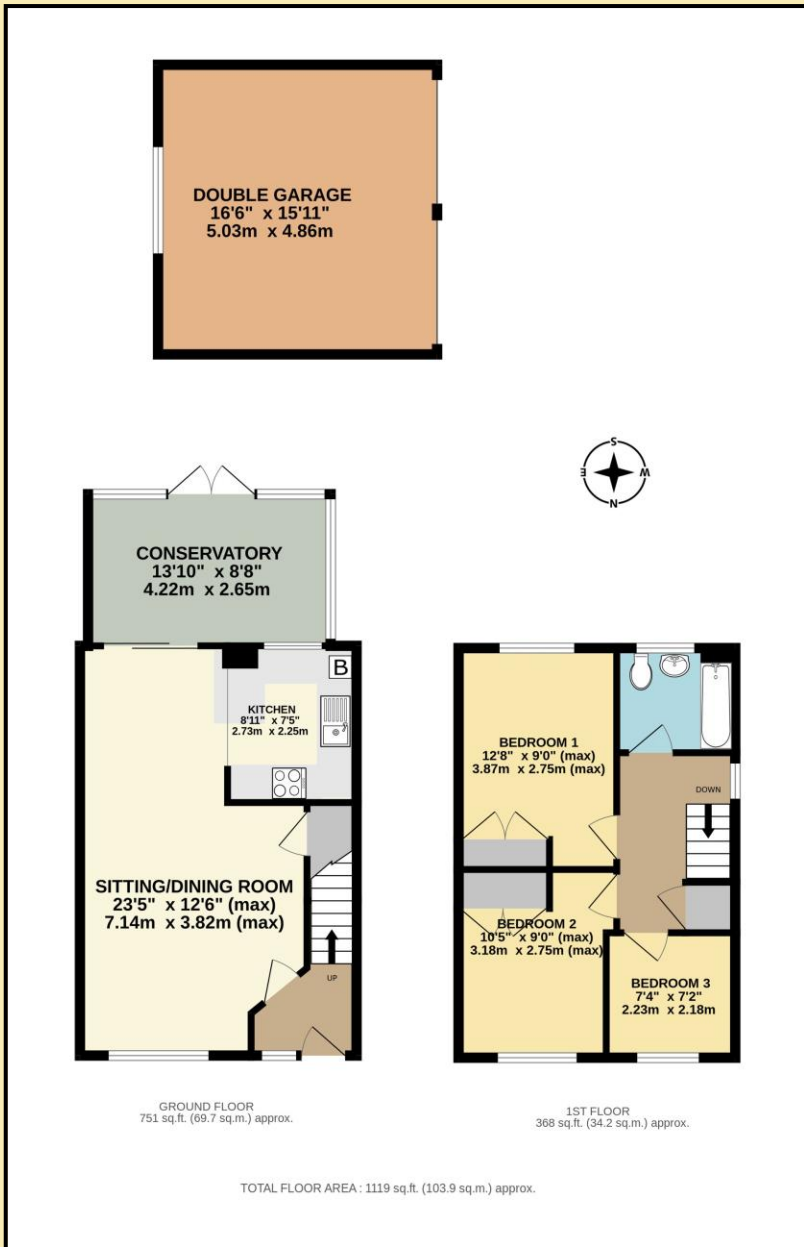




Tenure: Freehold

Council Tax: Band B

Energy Performance Rating: TBA

Services: Mains Gas, Electric, Water and Drainage. Solar Panels.

Viewing

Strictly by appointment only via sole selling agent Tarr Residential on 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: £295,000

Gifford Close, Chard, Somerset TA20 1BP

Independent Sales, Lettings and Property Management Agents

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Tarr Residential

**12 Gifford Close,
Chard,
Somerset
TA20 1BP**

Guide Price: £295,000

- **Modern Semi Detached 3 Bedroom Property**
- **Detached Double Garage & Driveway**
- **Cul-de-Sac Location on Glynswood**
- **23ft Sitting/Dining Area**
- **Fitted Kitchen**
- **Conservatory with Access to the Garden**
- **First Floor White Suite Bathroom**
- **Double Glazing, Gas Fired Heating & Solar Panels**
- **Enclosed South Facing Private Garden**
- **Corner Plot with Extension or New Build Potential (subject to building regulations/planning)**

Enjoying a corner plot location within the Gifford Close cul-de-sac on the ever popular Glynswood development with added benefit of a **DETACHED DOUBLE GARAGE**, double width driveway and an enclosed south facing garden is this extremely well presented 3 bedroom semi detached property. The property comprises: entrance hall, 23ft sitting/dining room, open plan to the kitchen, conservatory with access to the garden and a first floor white suite bathroom. Further benefits from double glazing, gas fired heating via a recently installed combination boiler (warranty remaining) and solar panels. Great potential to extend or further new build (subject to building regulations and/or planning permission)



Approach

Approach via the footpath to a step up to the composite part double glazed front door with storm canopy over. Opening to:

Entrance Hall

With stairs rising to the first floor, double panel radiator and a smoke detector. Laminate flooring continuing through to:

Sitting/Dining Room: 23' 5" x 12' 6" (7.14m x 3.82m) (max)

Double glazed window to the front aspect, double panel radiator, TV point and a built-in under stairs storage cupboard housing the electric consumer unit. Sliding patio doors to the conservatory and open plan to:

Kitchen: 8' 11" x 7' 5" (2.73m x 2.25m)

Fitted with a modern range of soft closing shaker style wall and base units, square edge worktops over and all complemented by tiled splash-backs. Inset bowl and drainer with mixer tap over. Built in oven with a ceramic hob and chimney style extractor over. Built in fridge and freezer. Space and plumbing for a washing machine. Double glazed window into the conservatory, tiled flooring and a wall unit housing the recently installed Glow Worm combination boiler with warranty remaining.

Conservatory: 13' 10" x 8' 8" (4.22m x 2.65m)

Constructed of uPVC double glazed sealed units and a polycarbonate roof over. Double glazed french doors opening to the garden, laminate flooring and a single panel radiator.

First Floor Landing

With a double glazed window to the side aspect and access to the roof void. Built in over stairs cupboard housing a radiator and wooden shelving. Smoke detector.

Bedroom 1: 12' 8" x 9' 0" (3.87m x 2.75m) (max)

Double glazed window to the rear aspect, double panel radiator and a built in double wardrobe.

Bedroom 2: 10' 5" x 8' 3" (3.18m x 2.51m) (max)

Double glazed window to the front aspect, single panel radiator and a built in double wardrobe.

Bedroom 3: 7' 4" x 7' 2" (2.23m x 2.18m)

Double glazed window to the front aspect and a single panel radiator.

Bathroom: 6' 6" x 6' 0" (1.99m x 1.83m)

Updated with a modern white three piece suite comprising; panel bath with mixer tap and wall mounted Mira electric shower over. Pedestal wash hand basin with mixer tap over. Low level WC. Part tiled walls, ladder style heated towel rail, laminate flooring, extractor and an obscure double glazed window to the rear aspect.

Double Garage: 16' 6" x 15' 11" (5.03m x 4.86m)

A detached double garage located at the rear of the property with twin up and over doors to the front aspect heading the double width driveway. Window to the rear. Power and light connected.

Outside

The property enjoys a corner plot location with Gifford Close. The front is approached via a path and step. The garden to the front is mainly laid to decorative slate chippings and lawn to the side. Timber gate from the front aspect gives access to:

The rear garden is fully enclosed by a combination of timber fencing, high brick built walls and enjoys a high degree of privacy. Mainly laid to lawn with space for an insulated shed to the side aspect. An area to the rear of the garage is currently used for storage.