



Tenure: Freehold

Council Tax: Band E

Energy Performance Rating: D (59)

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: £465,000**  
**Monmouth Court, Chard, Somerset**  
**TA20 1HQ**

Independent Sales, Lettings and Property Management Agents

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**Tarr Residential**

**41 Monmouth Court  
Chard  
Somerset  
TA20 1HQ**

**Guide Price: £465,000**

- **Spacious Detached Property**
- **Sought-After Cul-de-Sac Location**
- **4 Double Bedrooms**
- **20ft Sitting Room & Dining Room**
- **Fitted Kitchen & Utility Room**
- **Study & Cloakroom**
- **Modern White Suite Bathroom**
- **Double Glazing & Gas Fired Heating**
- **Garage & Off Road Parking**
- **Good Size Mature Gardens**



**Situated on a good size corner plot in the sought-after cul-de-sac of Monmouth Court is this individual, detached 4 double bedroom property with garage, off road parking for multiple vehicles and mature gardens. The property comprises; spacious entrance hall, cloakroom, 20ft dual aspect sitting room with doors opening to the garden, separate dining room, study, fitted kitchen, utility room, modern white suite bathroom and a large balcony to the front aspect. Further benefits from double glazing and gas fired heating.**



#### **Approach**

Approached via the driveway to a storm porch heading the uPVC front door with a double glazed side panel. Opening to:

#### **Entrance Hall**

A good size entrance hall with stairs rising to the first floor. Solid wood parquet flooring, double panel radiator, wall mounted thermostat and a built-in storage cupboard. Two steps rise to:

#### **Cloakroom:** 7' 3" x 2' 11" (2.21m x 0.90m)

Fitted with a white two piece suite comprising; low level WC and a wash hand basin with taps and a tiled splash back over. Obscure double glazed window to the front aspect and a chrome ladder style heated towel rail.

#### **Sitting Room:** 20' 3" x 13' 2" (6.18m x 4.02m)

A light dual aspect room with a double glazed window to the front and double glazed french doors opening to the rear garden. Attractive feature fireplace with a wood surround, marble hearth and an inset gas coal effect fire. Two double panel radiators, dado rail and a TV point.

#### **Dining Room:** 11' 4" x 9' 6" (3.46m x 2.90m)

Double glazed window over-looking the rear garden, single panel radiator, TV aerial lead, solid wood parquet flooring and coving.

#### **Kitchen:** 14' 2" x 9' 10" (4.31m x 3.00m)

Fitted with a range of light oak wall and base units, rolled edge worktops over and all complemented by tiled splash backs. Inset stainless steel one and a half bowl and drainer with mixer tap over. Built-in high level Hotpoint double oven with a separate four burner gas and extractor over. Space and plumbing for a dishwasher and space for an upright fridge/freezer. Small breakfast bar feature with space for seating under. Double glazed window to the rear aspect, double panel radiator, TV aerial lead and a tiled floor. Archway to:

#### **Utility Room:** 10' 3" x 10' 0" (3.12m x 3.04m)

Fitted with a range of modern wall and base units with a rolled edge worktop over. Inset stainless steel bowl and drainer with mixer tap and tiled splash back over. Wall mounted Worcester gas fired boiler. Space and plumbing for a washing machine and vented tumble dryer. Space for an upright freezer, double panel radiator, tiled floor, double glazed window to the rear aspect and a part double glazed door to outside.

#### **Study:** 10' 0" x 8' 1" (3.04m x 2.47m)

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

#### **First Floor Landing**

A good size landing with access via a single glazed door to the outside large balcony to the front aspect. Built-in cupboard housing the hot water cylinder tank. Access to the roof void and a single panel radiator.

#### **Bedroom 1:** 15' 11" x 9' 11" (4.85m x 3.03m)

Double glazed window to the rear aspect with superb views over Chard town. Built-in cubicle with a glass door and wall mounted Mira electric shower over. Single panel radiator and coving.

#### **Bedroom 2:** 14' 2" x 9' 11" (4.32m x 3.03m)

Double glazed window to the rear aspect, TV aerial lead, single panel radiator and a textured ceiling.

#### **Bedroom 3:** 13' 8" x 10' 0" (4.17m x 3.05m) (max)

Double glazed window to the front aspect, built-in wardrobe, TV aerial lead and a single panel radiator.

#### **Bedroom 4:** 13' 3" x 10' 0" (4.04m x 3.05m)

Double glazed window to the front aspect, TV aerial lead and a single panel radiator.

#### **Bathroom:** 8' 8" x 5' 6" (2.64m x 1.67m)

Fitted with a modern white three piece suite comprising; panel bath with taps and a wall mounted thermostatic shower over. Vanity unit with an inset wash hand basin over and storage cupboard below. Low level WC. Part tiled walls, chrome ladder style heated towel rail, two obscure double glazed windows to the rear aspect

#### **Garage:** 17' 10" x 10' 11" (5.43m x 3.32m) (max)

An attached garage with an up and over door to the front aspect heading the off street parking area. Power, light and water tap are connected.

#### **Outside**

The property is situated within very good size gardens and benefits from off street parking for a number of vehicles heading the garage. The gardens wrap around the front, side and rear aspects and are mainly laid to lawn. A paved patio is accessed from the utility room door. Four steps down from the sitting room doors lead on the rear lawn. A selection of beds and borders are filled with mature trees, shrubs and plants. Outside water tap and lights. All enclosed by mature hedgerows.