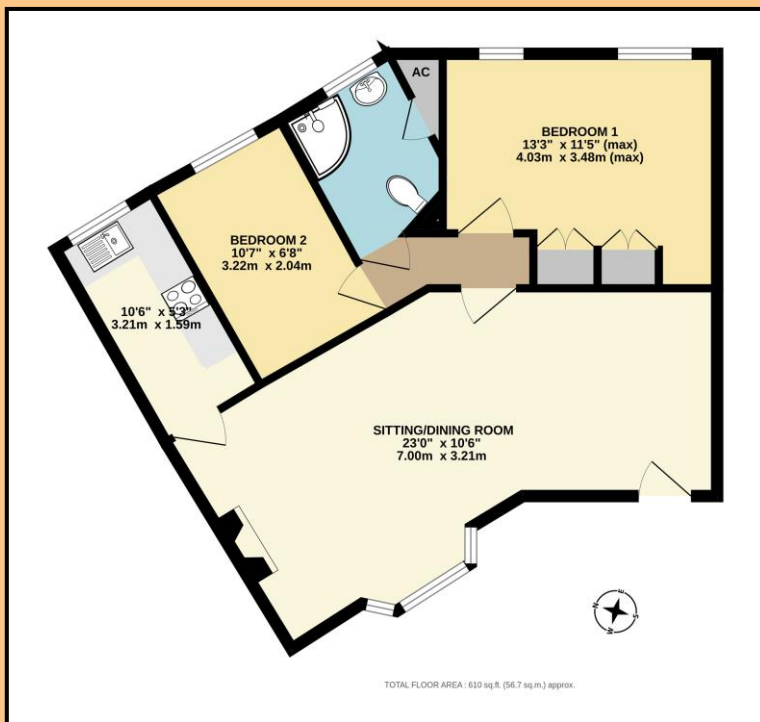




Guide Price: £145,000

The Maltings, Chard, Somerset TA20 1PL

NO ONWARD CHAIN. An extremely well presented 2 bedroom ground floor retirement flat for the over 55's, all situated within the sought-after, well maintained grounds of The Maltings and within walking distance to the town centre. Recently re-decorated throughout the property comprises; 23ft sitting room with bay window, fitted kitchen and a NEW white suite shower room. Further benefits from NEW carpets, double glazing, electric heating, useful outside store, residents lounge and laundry room. Visiting development manager, emergency care-line and guest suite with visitor parking.



Entrance

Approach to a uPVC part double glazed front door opening to:

Sitting Room: 23' 0" x 10' 6" (7.00m x 3.21m)

Double glazed bay window over looking the communal gardens, two electric night storage heaters, TV point, textured and coved ceiling. Wall mounted cupboard housing the electric consumer unit and a wall mounted internal phone system. Door to:

Kitchen: 10' 6" x 5' 3" (3.21m x 1.59m)

Fitted with a modern range of light wood effect wall and base units, square edge worktops over and all complemented by tiled splash backs. Inset stainless steel bowl with mixer tap over. NEW built-in electric oven with separate hob and a concealed extractor over. Space for an upright fridge/freezer. Double glazed window to the rear aspect, tiled floor, wall mounted electric heater and textured ceiling.

Inner Hall

With a smoke detector and access doors to:

Bedroom 1: 13' 3" x 11' 5" (4.03m x 3.48m) (max)

Two double glazed windows to the rear aspect. Electric night storage heater and a textured ceiling.

Bedroom 2: 10' 7" x 6' 8" (3.22m x 2.04m)

Double glazed window to the rear aspect and a textured ceiling.

Shower Room: 7' 3" x 6' 6" (2.21m x 1.99m)

Fitted with a NEW white three piece suite comprising; double cubicle with a glass screen, door and a wall mounted thermostatic shower over. Vanity unit with an inset wash hand basin and illuminated mirror over, storage below. Low level WC. Obscure double glazed window to the rear aspect, bathroom laminate panelled walls, chrome ladder style heated towel rail,

wall mounted Dimplex electric heater and a textured ceiling. Built-in cupboard housing the hot water cylinder tank and immersion heater.

Outside

The property is located within extremely well maintained communal gardens and benefits from off road parking with visitor spaces. A shared useful outside store is located close to the property.

A small patio area is at the front aspect.

Agents Note

The residents of the complex have use of a communal laundry room, lounge, guest suite (charges payable), visiting development manager and emergency care-line system.

Service Charges

Service Charge currently approximately £182.00 per month. No Ground Rent.

Tenure: Leasehold with 125 years Lease from January 1988

Council Tax: Band B

Energy Performance Rating: Band D (58)

Services

Mains Electric, Water and Drainage.

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

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