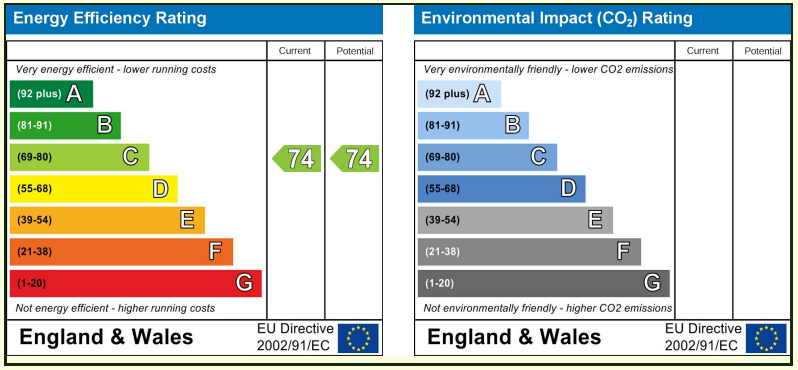
DERBYSHIRE'S
Village and Country

6 Sycamore Court, Chard, Somerset, TA20 1BG

A well presented one bedroom first floor maisonette, offering spacious and comfortable accommodation throughout. Accessed via a private front door, stairs lead to the main living space which includes a double bedroom, generous lounge/diner, bathroom, kitchen breakfast room and utility room.

Externally the property benefits from a low maintenance front garden and an allocated parking space to the rear. Ideally situated in Chard, within easy reach of local amenities, this home is offered to the market with vacant possession and no chain. The property would make an ideal first time buy or investment opportunity.

- Motivated Seller
- One Bedroom
- Lounge
- Bathroom
- Kitchen
- Utility Area
- Vacant Possession / No Chain
- Allocated Parking



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Offers In The Region Of £95,000

ENTRANCE HALL
Double glazed front door to the entrance hall, stairs leading to the first floor accommodation.

FIRST FLOOR LANDING
Door to utility room, door to first floor hallway.

UTILITY ROOM
4'8" max x 3'4" max (1.43 max x 1.02 max)
Double glazed window to the rear aspect, space and plumbing for washing machine, shelving.

KITCHEN
11'3" max x 8'2" max (3.43 max x 2.49 max)
Double glazed window to the rear aspect, fitted kitchen with wall and base units with worksurface over, inset stainless steel sink drainer, space for fridge freezer and cooker with extractor hood over. Wall mounted combination gas boiler, serving hatch to the lounge/diner, space for table and chairs.

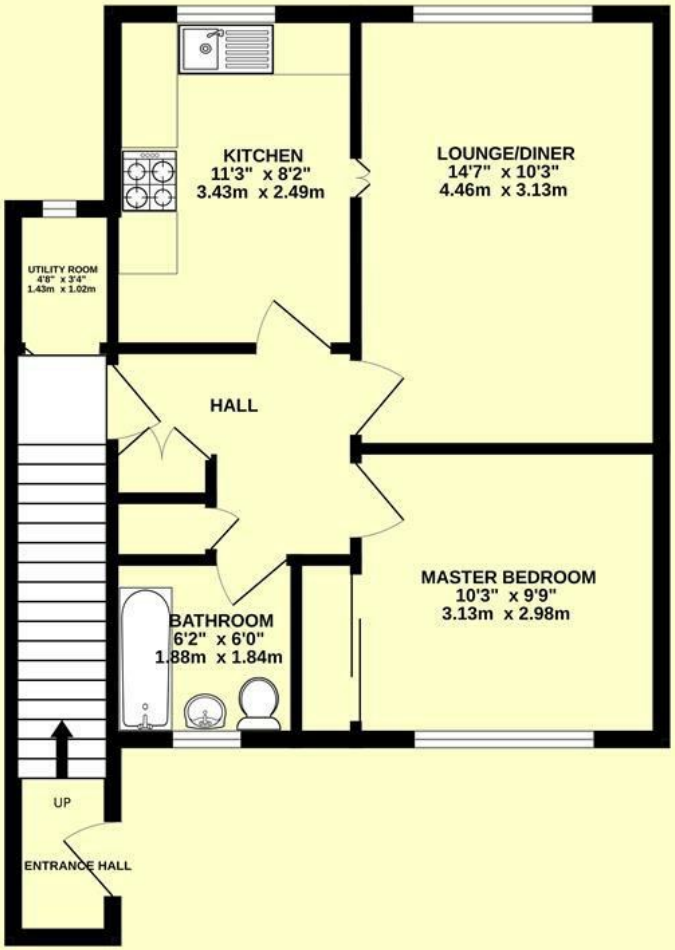
LOUNGE/DINER
14'7" max x 10'3" max (4.46 max x 3.13 max)
Double glazed window to the rear aspect, radiator.

BEDROOM
10'3" max x 9'9" max (3.13 max x 2.98 max)
Double glazed window to the front aspect, radiator, built in wardrobe with sliding doors.

BATHROOM
6'2" max x 6'1" max (1.88 max x 1.87 max)
Double glazed frosted window to the front aspect, low level WC, wash hand basin, bath with mixer tap and shower over, towel rail.

OUTSIDE
Block paved pathway leading to the front door, gravelled low maintenance front garden. Allocated parking space to the rear of the property.

GROUND FLOOR
531 sq.ft. (49.4 sq.m.) approx.



1 BEDROOM, FIRST FLOOR MAISONETTE

TOTAL FLOOR AREA : 531 sq.ft. (49.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions -

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