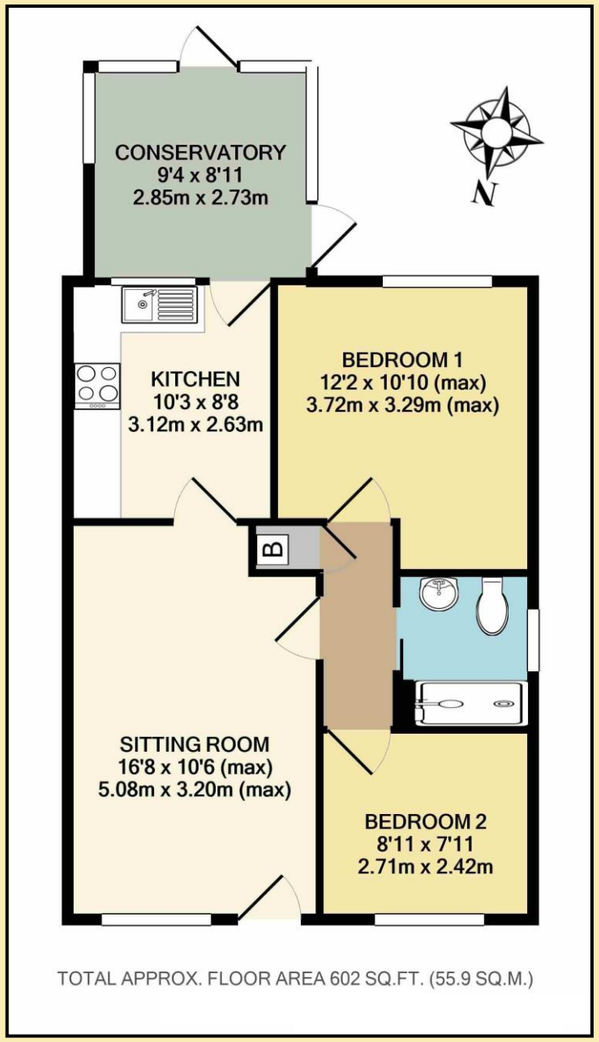

Tenure: Freehold

Council Tax: Band B

Energy Performance Rating: C (70)

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.

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: £239,950

Langdon Close, Chard, Somerset TA20 1DP

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Chard,
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TA20 1DP

Guide Price: £239,950

- **NO ONWARD CHAIN**
- **Updated End Terrace Bungalow**
- **Corner Cul-de-Sac Location on Glynswood**
- **2 Double Bedrooms**
- **16ft Sitting Room & Conservatory**
- **Modern Fitted Kitchen**
- **White Suite Shower Room**
- **Double Glazing & Gas Fired Heating**
- **Car Port & Off Road Parking for Multiple Vehicles**
- **Good Size Corner Plot Gardens**

Enjoying a corner plot location of the quiet Langdon Close cul-de-sac on the ever popular Glynswood development is this modern, well presented 2 double bedroom end of terrace bungalow with car-port and off road parking for a multiple vehicles. The property comprises; 16ft sitting room, updated fitted kitchen, conservatory with access to the garden, inner hall and a white suite shower room. Further benefits from double glazing, gas fired heating and a private south facing garden.

Entrance
Approach via the driveway and path leading to the part glazed front door opening to:

Sitting Room: 16' 8'' x 10' 6'' (5.08m x 3.20m)
Double glazed window to the front aspect, two wall mounted radiators, Hive thermostat, TV point, wall mounted electric fusebox and coving.

Kitchen: 10' 3'' x 8' 8'' (3.12m x 2.63m)
Updated with a modern range of light grey fronted wall and base units, square edge worktops over and all complemented by panelled splash-backs. Inset stainless steel bowl and drainer with mixer over. Built-in electric oven with a ceramic hob and stainless steel chimney style extractor over. Built-in dishwasher. Double glazed window and door opening to:

Conservatory: 9' 4'' x 8' 11'' (2.85m x 2.73m)
Constructed on low brick built walls with uPVC double glazed sealed units over. Two double glazed doors opening to the rear garden.

Inner Hall
With a built in cupboard housing the Vaillant EcoTech gas fired combination boiler. Access doors to:

Bedroom 1: 12' 2'' x 10' 10'' (3.72m x 3.29m)
Double glazed window to the rear aspect and a wall mounted radiator.

Bedroom 2: 8' 11'' x 7' 11'' (2.71m x 2.42m)
Double glazed window to the front aspect and a wall mounted radiator.

Shower Room: 6' 7'' x 5' 9'' (2.00m x 1.75m)
Fitted with a white three piece suite comprising; walk-in shower with a glass screen and a wall mounted thermostatic shower over. Wash hand basin and pedestal with a mixer tap over. Low level WC. Double glazed window to the side aspect, wall mounted chrome ladder style heated towel rail, extractor and an illuminated wall mirror. Access to the roof void.

Outside
The property enjoys a corner plot location of the Langdon Close cul-de-sac on Glynswood. A long driveway to the side with car-port has off street parking for a good number of vehicles. The front garden is mainly laid to lawn.

The south facing rear garden is of a very good size and benefits from a high degree of privacy. The main lawn has borders filled with a variety of mature shrubs. Space for a timber shed. All enclosed by timber fencing.