

Reed Close,Chard TA20 1SY

fox & sons

welcome to

Reed Close,Chard

A two bedroom mid- terrace house offered for sale with the benefit of NO ONWARD CHAIN! The property offers accommodation comprising entrance hall, cloakroom, living room, kitchen, two bedrooms and bathroom. Outside there is a garden to the rear.

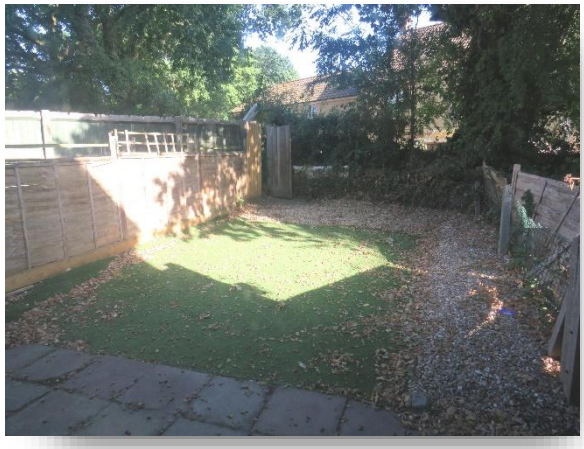












Ground Floor
Entrance Hall
Door to front. Radiator.

Cloakroom
Fitted with a WC and wash hand basin. Radiator.

Living Room
10' max x 13' 10" max (3.05m max x 4.22m max)
Rear aspect double glazed window. Under stairs cupboard. Radiator.

Kitchen
7' 2" x 15' 9" max (2.18m x 4.80m max)
Front aspect double glazed window. Fitted base and wall units. Work surfaces incorporating a sink and drainer. Tiled splashbacks. Extractor fan. Radiator.

First Floor
Landing
Cupboard.

Bedroom 1
9' 8" x 10' 8" (2.95m x 3.25m)
Front aspect double glazed window. Two cupboards. Radiator.

Bedroom 2
9' 6" x 10' 10" (2.90m x 3.30m)
Rear aspect double glazed window. Cupboard. Radiator.

Bathroom
Fitted with a suite comprising a panelled bath with shower over, wash hand basin and WC. Part tiled. Extractor fan. Radiator.

Outside
To the front of the house the garden is laid to stone chippings with a pathway leading to the front door. The rear garden is laid to paving, artificial grass and stone chippings.

Agents Note 1
This property is part of a large Title that includes other properties that are not included in this sale. The creation of a new Title for the property being sold will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly.

Agents Note 2
Service charges apply to this property. Please enquire with the branch where they would be happy to check what is included in the service charge. We may not have all material information relating to this property which is sold as seen. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

Agents Note 3
We are aware there is a restriction registered at land registry which requires a buyer to enter into a deed of covenant. Details will be provided in the Legal Pack. Interested parties must make their own enquiries and take independent legal advice with their chosen legal representative.

Agents Note 4
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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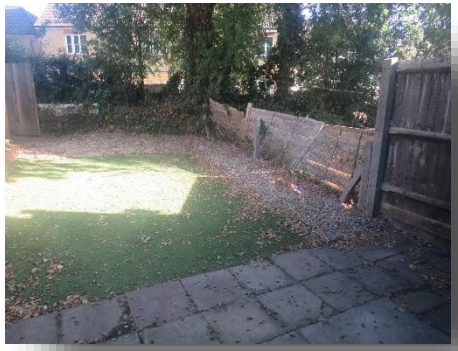
Reed Close, Chard

- Mid-Terrace House
- Two Bedrooms
- Rear Garden
- NO ONWARD CHAIN!
-

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£130,000









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/CRK106397

The Property Ombudsman

Property Ref:
CRK106397 - 0015

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

fox & sons

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