



**Tenure:** Freehold

**Council Tax:** Band C

**Energy Performance Rating:** E (49)

**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: £235,000**

**Glynswood, Chard, Somerset TA20 1AL**

Independent Sales, Lettings and Property Management Agents

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**Tarr Residential**

**63 Glynswood,  
Chard,  
Somerset  
TA20 1AL**

**Guide Price: £235,000**



- NO ONWARD CHAIN
- Semi Detached Bungalow on Glynswood
- South Facing Low Maintenance Garden
- 2 Double Bedrooms
- 18ft Sitting/Dining Room & Conservatory
- Fitted Kitchen
- Bathroom & Separate WC
- Double Glazing
- Gas Fired Heating
- Garage & Off Road Parking



**Situated on the ever popular Glynswood development is this 2 double bedroom semi detached bungalow with garage and an enclosed low maintenance south facing rear garden. The property comprises; fitted kitchen, 18ft sitting/dining room, spacious inner hall, conservatory with access to and over looking the rear garden, bathroom and a separate WC. Further benefits from double glazing and gas fired heating.**

#### **Approach**

Approach via the path from the main public footpath to a step descending to the uPVC part double glazed door opening to:

#### **Kitchen:** 9' 8" x 8' 8" (2.94m x 2.65m)

Fitted with a range of white fronted wall and base units, rolled edge worktops over and all complemented by tiled splash backs. Inset stainless steel bowl and drainer with mixer tap over. Space for a gas cooker with extractor over. Space and plumbing for both a slim-line dishwasher and washing machine. Space for an under counter fridge. Floor mounted Glow Worm gas fired boiler. Double glazed window to the front aspect and a door to:

#### **Sitting/Dining Room:** 18' 1" x 11' 0" (5.50m x 3.36m)

Double glazed window to the rear aspect over looking the garden. Two single panel radiators and a TV point. Glazed panels and a part glazed door to:

#### **Inner Hall**

A good size hall with a built-in cupboard housing the electric consumer unit, further cupboard housing the hot water cylinder tank and immersion heater. Single panel radiator, telephone point and access to the roof void. Part glazed door to:

#### **Conservatory:** 17' 9" x 6' 6" (5.42m x 1.97m)

Over looking the rear garden and constructed off low brick built walls with uPVC double glazed sealed units and a polycarbonate roof over. Fitted roof and window blinds. Double glazed sliding door to the garden. Single panel radiator, power points and three wall light points.

#### **Bedroom 2:** 12' 2" x 9' 5" (3.70m x 2.86m) (max)

Double glazed window to the rear aspect in to the conservatory, single panel radiator and a built in double wardrobe.

#### **Bedroom 1:** 11' 3" x 10' 10" (3.44m x 3.30m)

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

#### **Bathroom:** 5' 8" x 5' 7" (1.73m x 1.71m)

Fitted with a two piece suite comprising; panel bath with a glass screen, taps and a wall mounted Triton electric shower over. Wash hand basin and pedestal with taps over. Obscure double glazed window to the front aspect, part tiled walls and a single panel radiator.

#### **WC:** 5' 8" x 2' 8" (1.73m x 0.81m)

Fitted with a low level WC. Obscure double glazed window to the front aspect and part tiled walls.

#### **Garage:** 17' 1" x 7' 10" (5.2m x 2.40m) (approx)

Set within a block of garages with a up and over door to the front aspect.

#### **Outside**

The outside of the property is low maintenance. The front garden is mainly laid to tiered gravel chippings with the potential of off road parking for two vehicles. A path leads to the main entrance door. Outside water tap. A gate to the side gives access to:

The rear garden is fully enclosed by timber fencing and benefits from a wooden decked seating area leading on to the main decorative gravel chipped garden. Borders are planted with a good variety of low plants and shrubs. Space for a timber shed.