



Tenure: Freehold

Council Tax: Band D

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: £350,000

Foxglove Way, Chard, Somerset TA20 1HT

Independent Sales, Lettings and Property Management Agents

Tarr Residential Ltd Company Number 07042284 trading as Tarr Residential. Registered at 35 Fore Street, Chard, Somerset TA20 1PT

T: 01460 68890

E: chard@tarrresidential.co.uk

W: www.tarrresidential.co.uk

Tarr Residential

7 Foxglove Way,
Chard,
Somerset
TA20 1HT

Guide Price: £350,000

- NO ONWARD CHAIN
- Extremely Well Presented Detached Property
- 4 Bedrooms, En-Suite to Master
- Superb Kitchen/Dining Room & Utility Room
- Sitting Room with Bay Window
- Conservatory with Access to the Garden
- Cloakroom & White Suite Bathroom
- Double Glazing & Gas Fired Heating
- Garage & Off Road Parking
- West Facing Enclosed Rear Garden with Patio

Situated in a quiet tucked away position within the cul-de-sac of Foxglove Way is this superb detached 4 bedroom property with garage and off road parking, all within easy reach of the local nature reserve and Avishayes Primary School. The property comprises; entrance hall, sitting room with bay window and fireplace, stunning 18ft kitchen/dining room, conservatory over looking and with access to the rear garden, utility room, cloakroom, en-suite to master bedroom and a first floor white suite family bathroom. Further benefits from double glazing, gas fired heating and an enclosed west facing rear garden.



Approach

Approached via the driveway and block paved area heading the garage and uPVC part double glazed front door with an obscure glazed window to the side. Opening to:

Entrance Hall

With stairs rising to the first floor, double panel radiator, wall mounted thermostat, oak wood flooring continuing throughout the ground floor and a door to:

Sitting Room: 16' 4" x 12' 11" (4.98m x 3.93m) (into bay)

Double glazed bay window to the front aspect, attractive feature fireplace with space for an electric log burner style fire. Double panel radiator, TV point, coving and a door to:

Kitchen/Dining Room: 18' 8" x 9' 9" (5.69m x 2.96m)

Fitted with a superb range of soft closing, cream high gloss units with solid composite worktops and upturns over. Sink and drainer with mixer tap over. Integrated appliances include, Bosch high level double oven, halogen hob with extractor over, dishwasher, fridge and freezer. Double glazed window over looking the rear garden, double panel radiator, coving and recessed ceiling spotlights. Double glazed sliding patio doors to:

Conservatory: 9' 8" x 9' 0" (2.95m x 2.75m) (max)

Over looking the rear garden and constructed off low brick built walls with uPVC double glazed sealed units and a glass roof over. Double glazed french doors opening to the patio. Wood flooring, two wall light points, power points and a TV point.

Utility Room: 6' 4" x 5' 6" (1.92m x 1.68m)

Fitted with matching units and worktops with space and plumbing for both a washing machine and tumble dryer under. Wall unit housing the Baxi gas fired boiler, double panel radiator and wood flooring. Double glazed window to the side aspect and a uPVC part double glazed door opening to outside.

Cloakroom: 5' 7" x 3' 3" (1.70m x 0.99m)

Fitted with a two piece suite comprising; low level WC and a vanity unit with an inset wash hand basin with mixer tap and tiled splash back over. Obscure double glazed window to the side aspect, wood flooring, single panel radiator, coving and recessed ceiling spotlights.

First Floor Landing

With access to the roof space. Built-in cupboard housing the hot water cylinder tank and immersion heater. Smoke detector and a coved ceiling.

Bedroom 1: 13' 1" x 10' 0" (3.99m x 3.05m)

Two double glazed windows to the front aspect, built-in double wardrobe with mirror bi-folding doors, single panel radiator and a coved ceiling. Door to:

En-Suite: 7' 3" x 4' 6" (2.22m x 1.38m) (max)

Fitted with a modern white three piece suite comprising; square cubicle with laminate panelled walls, glass door and wall mounted thermostatic over. Bathroom storage units with an inset wash hand basin and mixer tap over. Low level WC with a concealed cistern. Obscure double glazed window to the side aspect, chrome ladder style heated towel rail, extractor, recessed ceiling spotlights and coving.

Bedroom 2: 9' 5" x 9' 4" (2.86m x 2.85m)

Double glazed window to the rear aspect, built-in double wardrobe with mirror bi-folding doors, single panel radiator and a coved ceiling.

Bedroom 3: 9' 1" x 7' 11" (2.77m x 2.41m) (max)

Double glazed window to the rear aspect, single panel radiator and a coved ceiling.

Bedroom 4: 8' 5" x 7' 3" (2.57m x 2.21m) (max)

Double glazed window to the front aspect, built in wardrobe with bi-folding doors, single panel radiator and a coved ceiling.

Bathroom: 6' 8" x 6' 2" (2.02m x 1.89m)

Updated with a white three piece suite comprising; panel bath with mixer tap over. Fitted bathroom storage units with a wash hand basin over. Low level WC with a concealed cistern. Part tiled walls, chrome ladder style heated towel rail, obscure double glazed window to the rear aspect, recessed ceiling spotlights, coving and a shaver point.

Garage: 16' 5" x 7' 3" (5.01m x 2.20m)

An integral single garage with an up and over door to the front aspect heading the driveway. Wall mounted electric fuse box. Power and light connected.

Outside

The outside of the property is very well kept, laid to block paving for ease of maintenance and benefits from off road parking heading the garage and front door. A path leads to a side gate giving access to:

The west facing rear garden is fully enclosed by timber fencing and enjoys a good degree of privacy. A good size paved patio is accessed from the conservatory doors and leads onto the main lawn bordered by a raised bed planted with a established variety of small shrubs and acer trees. Space for a timber shed.