



**Tenure:** Freehold

**Council Tax:** Band C

**Energy Performance Rating:** D (66)

#### 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: £200,000**

**Ashfield Terrace, Forton Road Chard, Somerset  
TA20 2HP**

**Independent Sales, Lettings and Property Management Agents**  
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**Tarr Residential**



**13 Ashfield Terrace,  
Forton Road,  
Chard, Somerset  
TA20 2HP**

**Guide Price: £200,000**

- Terraced Period Property
- 2 Double Bedrooms
- Sitting Room with Bay Window
- Dining Room with Access to the Garden
- Fitted Kitchen
- First Floor White Suite Bathroom
- Entrance Hall
- Gas Fired Heating via a Combination Boiler
- Double Glazing
- Enclosed Level Rear Garden with Patio & Store



#### Approach

Approach via the wrought iron pedestrian gate giving access to the original tiled footpath leading to the uPVC front door and opening to:

#### Entrance Hall

With stairs rising to the first floor, single panel radiator, part tiled floor and part exposed floorboard flooring, wall mounted electric consumer unit and meter and a door to:

#### Sitting Room: 13' 9" x 11' 5" (4.19m x 3.47m) (into bay)

Double glazed bay window to the front aspect, attractive fireplace with space for an electric coal effect fire. Built in cupboards with display shelving over. Double panel radiator, TV point and a coved ceiling. Opening to:

#### Dining Room: 12' 1" x 11' 4" (3.68m x 3.45m)

Double glazed french doors opening to the rear garden. Decorative open chimney breast feature, single panel radiator, exposed timber floorboards and a built in under stairs storage cupboard. Large opening to:

#### Kitchen: 12' 1" x 8' 3" (3.68m x 2.51m) (max)

Fitted with a modern range of cream shaker style wall and base units, rolled edge wood block effect worktops over and all complemented by tiled splash backs. Inset ceramic one and a half bowl and drainer with mixer tap over. Space for a large range style electric cooker with a chimney style extractor over. Space and plumbing for a washing machine and space for an upright fridge/freezer. Three double glazed windows to the side aspect and wood effect laminate flooring.

#### First Floor Landing

A split level landing with access to the roof void and all first floor rooms.

#### Bedroom 1: 15' 0" x 11' 6" (4.57m x 3.50m)

Two double glazed windows to the front aspect and a single panel radiator.

#### Bedroom 2: 11' 5" x 9' 0" (3.49m x 2.74m)

Double glazed window to the rear aspect and a double panel radiator.

#### Bathroom: 8' 4" x 8' 4" (2.55m x 2.54m) (max)

Fitted with a modern white three piece suite comprising; panel bath with a glass screen, mixer tap with shower attachment over. Wash hand basin and pedestal with mixer tap over. Low level WC. Part panelled and tiled walls, single panel radiator and wood effect laminate flooring. Built-in storage cupboard housing the Glow Worm gas fired combination boiler. Double glazed window to the rear aspect with superb views.

#### Outside

The front of the property is extremely low maintenance and laid to gravel chippings. An ornate wrought iron pedestrian gate with railings heads the original tiled path leading to the front door. On road parking is available directly outside the property.

The level rear garden is fully enclosed by a combination of stone walling and timber fencing. A hardstanding area is accessed from the kitchen door and leads on to the main lawn. A good size paved patio is at the rear boundary and provides a pleasant seating area. A useful store is attached to the rear of the kitchen. Outside water tap.

#### Agents Note

A right of access over the rear is shared with neighbours on both sides.

**Situated on Forton Road within Ashfield terrace and an easy walk to the Chard town centre amenities is this good size well presented period 2 double bedroom property with an enclosed level garden and patio. The property comprises; entrance hall, sitting room with bay window and fireplace, separate dining room with access to the garden, modern fitted kitchen and a first floor white suite bathroom. Further benefits from double glazing and gas fired heating via a combination boiler.**  
**IDEAL FIRST TIME BUY.**