



**Tenure:** Freehold

**Council Tax:** Band B

**Energy Performance Rating:** D (68)

**Services**

Mains Gas, Water, Electric and Drainage.

**Viewing**

Strictly by appointment only via sole selling agent Tarr Residential on 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: £245,000**

**Britannia Way, Chard, Somerset TA20 1DL**

Independent Sales, Lettings and Property Management Agents

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**Tarr Residential**

12 Britannia Way,  
Chard,  
Somerset  
TA20 1DL

Guide Price: £245,000

- NO ONWARD CHAIN
- Modern Semi Detached Property
- Popular Cul-de-Sac on Glynswood
- 3 Bedrooms
- 15ft Kitchen/Dining Area with Access to the Garden
- Separate Sitting Room
- Updated White Suite Shower Room
- Double Glazing & Gas Fired Heating
- Garage & Off Road Parking
- Private Garden Backing onto Parkland

Situated within the Britannia Way cul-de-sac on the ever popular Glynswood development is this extremely well presented 3 bedroom semi detached property with garage, off road parking and well maintained gardens backing on to open parkland. The property comprises; entrance porch, inner hall, sitting room, 15ft fitted kitchen/dining area with access to the garden and a first floor modern updated white suite shower room. Further benefits from double glazing and gas fired heating.



#### Approach

Approach via the driveway heading the garage to a UPVC part double glazed front door opening to:

#### Entrance Porch: 5' 10" x 3' 7" (1.78m x 1.10m)

With an obscure double glazed window to the front aspect, tiled floor and a further glazed door opening to:

#### Inner Hall

With stairs rising to the first floor, double panel radiator and a door to:

#### Sitting Room: 14' 7" x 12' 2" (4.45m x 3.71m) (max)

Double glazed window to the front aspect, single panel radiator, wall light points, TV point and a built-in under stairs storage cupboard housing the updated electric consumer unit. Dado rail and a coved ceiling. Sliding door to:

#### Kitchen/Dining Area: 15' 2" x 7' 10" (4.62m x 2.38m)

Fitted with a range of white fronted wall and base units with rolled edge worktops over and all complemented by tiled splash backs. Inset one and a half bowl and drainer with mixer tap over. Built-in Indesit electric oven with a four burner gas hob and concealed extractor over. Space and plumbing for both a dishwasher and washing machine. Space for an upright fridge/freezer. Double glazed window overlooking the rear garden and double glazed french doors opening to the patio, dado rail and a coved ceiling.

#### First Floor Landing

With doors to all first floor rooms, built-in cupboard housing the Baxi gas fired boiler, hot water cylinder tank and immersion heater. Double glazed window to the side aspect, access to the roof void and a smoke detector.

#### Bedroom 1: 12' 4" x 8' 4" (3.75m x 2.55m)

Double glazed window to the rear aspect over looking open parkland, single panel radiator and a telephone point.

#### Bedroom 2: 10' 4" x 7' 7" (3.14m x 2.32m)

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

#### Bedroom 3: 7' 4" x 6' 9" (2.24m x 2.05m)

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

#### Shower Room: 6' 6" x 5' 9" (1.99m x 1.74m)

Fitted with an updated white three piece suite comprising; quadrant cubicle with a glass sliding door, bathroom laminate wall panelling and a Mira Azora shower unit over. Vanity wash hand basin with mixer tap over and storage cupboard below. Low level WC. Chrome ladder style heated towel rail, recessed ceiling spotlights and an obscure double glazed window to the rear aspect.

#### Garage: 17' 1" x 9' 1" (5.20m x 2.76m)

A single garage with an up and over door to the front aspect heading the driveway. Side access door from the garden, window to the rear, power and light connected.

#### Outside

The front of the property benefits from off road parking heading the garage and front door. The garden is laid to low maintenance decorative gravel chippings. A timber gate to the side of the garage gives access to:

The rear garden backs onto open parkland, enjoys a high degree of privacy and is very well maintained. Hardstanding areas to the rear of the garage and heading the dining area doors provide seating spaces and the main lawn is bordered by flower beds. Side access door to the garage. Outside water tap. All enclosed by timber fencing and mature hedging.

