



**Tenure:** Freehold

**Council Tax:** Band B

**Energy Performance Rating:** C (71)

**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: £260,000**

**John Gunn Close, Chard, Somerset TA20 1DG**

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

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**Tarr Residential**

**28 John Gunn Close,  
Chard,  
Somerset  
TA20 1DG**

**Guide Price: £260,000**



- **Extended Semi Detached Property**
- **End of Cul-de-Sac Location**
- **4 Bedrooms**
- **Modern Fitted Kitchen**
- **Sitting Room & Separate Dining Room**
- **Utility Area/Shower Room & Cloakroom**
- **First Floor White Suite Bathroom**
- **Double Glazing & Gas Fired Heating**
- **Off Road Parking**
- **Enclosed Rear Garden**



**A well presented and extended modern semi detached property with 4 bedrooms and spacious living accommodation, off road parking and all situated at the end of the John Gunn Close cul-de-sac on the ever popular Glynswood development. The property comprises; entrance porch & hallway, sitting room, separate dining room, fitted kitchen with access to the garden, utility area/shower room, cloakroom and a first floor white suite bathroom. Further benefits from double glazing, gas fired heating and an enclosed attractive rear garden.**

#### **Approach**

The property is located at the end of the John Gunn Close cul-de-sac and approached via the driveway. Steps rise to the uPVC part double glazed front door opening to:

#### **Entrance Porch & Hall**

With stairs rising to the first floor, tiled flooring, coat hanging space and a double panel radiator.

#### **2nd Reception Room:** 17' 9" x 7' 5" (5.40m x 2.26m) (max)

Double glazed window to the front aspect, double panel radiator, four wall light points and a TV point.

#### **Sitting Room:** 13' 6" x 10' 8" (4.12m x 3.26m) (max)

Double glazed window to the front aspect, double panel radiator, coved ceiling and a built-in under-stairs cupboard housing the electric fusebox. Tiled flooring. Opening to:

#### **Kitchen:** 13' 11" x 7' 10" (4.23m x 2.40m)

Double glazed french doors opening to the rear garden and fitted with a modern range of light wood effect wall and base units with corner carousels and baskets, rolled edge worktops over and all complemented by tiled splash backs. Inset stainless steel one and a half bowl and drainer with mixer tap over. Stainless steel four burner gas hob with an extractor over and a separate high level oven. Space and plumbing for a dishwasher. Space for an upright fridge/freezer. Wall mounted Riva gas fired boiler, double glazed window to the rear aspect and laminate flooring. Door to:

#### **Utility/Shower Room:** 7' 10" x 6' 11" (2.38m x 2.11m) (max)

Double glazed window to the rear aspect and fitted with a rolled edge worktop with space and plumbing for a washing machine and under-counter freezer. Square cubicle with a glass door and a wall mounted Mira shower over. Tiled flooring and a single panel radiator. Door to:

#### **Cloakroom:** 4' 9" x 2' 9" (1.44m x 0.85m)

Fitted with a white two piece suite comprising; low level WC and a wall mounted corner wash hand basin with taps and a tiled splash back over. Obscure double glazed window to the rear aspect, tiled floor and a double panel radiator.

#### **First Floor Landing**

With access to the roof void via a fitted loft ladder. Built-in cupboard housing the hot water cylinder tank.

#### **Bedroom 1:** 12' 2" x 10' 6" (3.70m x 3.21m)

Double glazed window to the front aspect with views over the Chard town. Single panel radiator and a range of built-in wardrobes and cupboards. Coved ceiling.

#### **Bedroom 2:** 12' 10" x 7' 5" (3.92m x 2.25m) (max)

Double glazed window to the front aspect, single panel radiator and power point with USB ports.

#### **Bedroom 3:** 8' 9" x 7' 8" (2.66m x 2.33m)

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

#### **Bedroom 4:** 11' 7" x 7' 5" (3.52m x 2.25m)

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

#### **Bathroom:** 6' 0" x 5' 6" (1.84m x 1.67m)

Fitted with a modern white three piece suite comprising; panel bath with a central mixer tap with hand held shower attachment over. Vanity unit with an inset wash hand basin over and storage cupboard below. Low level WC. Obscure double glazed window to the rear aspect, part tiled walls, ladder style heated towel rail, shaver point and recessed ceiling spotlights.

#### **Outside**

The front of the property benefits from off road parking and steps rise to the front door. The garden is laid to decorative gravel chipping for ease of maintenance.

The attractive rear garden is fully enclosed by timber fencing. A good size gravel chipped area heads the kitchen doors to provide a pleasant seating space. Stepping stones lead to a lawn with beds and borders filled with a variety of low plants and shrubs. Spaces for a potting shed and shed with power connected. Outside water tap and light.