



Tenure: Freehold

Council Tax: Band B

Energy Performance Rating: TBA

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: £325,000

Furnham Road, Chard, Somerset TA20 1BE

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@tarresidential.co.uk

W: www.tarresidential.co.uk

Tarr Residential

Greystone,
Furnham Road, Chard,
Somerset
TA20 1BE

Guide Price: £325,000

- Extended & Spacious Chalet Style Bungalow
- Tandem Garage & Off Road Parking for 3 Vehicles
- 3 Double Bedrooms, En Suite Shower Room to Master
- 18ft Kitchen/Dining Room with Garden Access
- 24ft Sitting Room with French Doors to the Garden
- Ground Floor White Suite Bathroom
- Good Size Loft Storage Space
- Gas Fired Heating via a Combination Boiler
- Double Glazing
- 'Wrap Around' Gardens with Patio & Decking



A deceptively spacious and extended 3 double bedroom chalet style semi detached bungalow with a double length garage/workshop, off road parking for up to 3 vehicles and 'wrap around' gardens with patio, all situated on Furnham Road within easy access to the town centre amenities. The well presented modern interior comprises; entrance hall, 24ft sitting room with french doors opening to the garden, superb 18ft kitchen/dining room with access to the patio, ground floor white suite bathroom, first floor master bedroom with en suite shower room and a good size loft storage space. Further benefits from double glazing and gas fired heating via a combination boiler.



Approach

The uPVC front door is approached from the path from the main public footpath. The main entrance to the property is currently to the rear via the driveway, providing off road parking for up to 3 vehicles heading the garage. A gate to the side opens to the garden with a path leading to a composite part double glazed door opening to:

Kitchen/Dining Room: 18' 3" x 12' 1" (5.57m x 3.68m)

A superb triple aspect room with double glazed french doors opening to the side patio, double glazed windows to both the rear and front. The kitchen is fitted with a modern range two tone 'shaker' style wall and base units, wood block effect worktops over and all complemented by tiled splash backs. Inset one and a half bowl and drainer with adjustable mixer tap over. Space for a range style cooker with a wall mounted extractor over. Space and plumbing for both a dishwasher and washing machine. Space for a large fridge/freezer. Wall cupboard housing the electric consumer unit. Modern wall mounted radiator, power points with USB ports and a heat/smoke detector.

Inner Hall

With stairs rising to the first floor with built in cupboard beneath. Double panel radiator, coving and a smoke detector.

Sitting Room: 24' 2" x 10' 5" (7.37m x 3.18m) (max)

A spacious room with a double glazed window to the side aspect and double glazed french doors opening to the rear garden. Double panel radiator, TV point and a coved ceiling.

Bedroom 2: 13' 7" x 12' 5" (4.14m x 3.78m) (max)

A dual aspect room with double glazed windows to the side and front over looking the garden. Double panel radiator and a coved ceiling.

Bedroom 3: 12' 0" x 10' 5" (3.67m x 3.18m)

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

Bathroom: 6' 11" x 6' 2" (2.12m x 1.88m)

Fitted with a modern white three piece suite comprising; 'P' shaped panel bath with a glass screen, central mixer tap and wall mounted thermostatic shower over. Pedestal wash hand basin with mixer tap over and a low level WC. Obscure double glazed

window to the rear aspect, tiled walls, chrome heated towel rail, extractor and recessed ceiling spotlights.

First Floor Landing

With access to the large loft storage space housing the Glow Worm gas fired combination boiler. Further door to:

Bedroom 1: 17' 3" x 13' 11" (5.25m x 4.24m) (max)

Two Velux windows to the front aspect with black out blinds. Built in triple wardrobe with sliding doors, wall mounted air conditioning unit, storage alcove and recessed ceiling spotlights. Door to:

En Suite Shower Room: 7' 11" x 5' 3" (2.42m x 1.61m)

Fitted with a white three piece suite comprising; walk in cubicle with a glass screen and a wall mounted thermostatic shower over. Pedestal wash hand basin with mixer tap over. Low level WC. Obscure double glazed window to the rear aspect, wall tiling to splash prone areas, wood effect flooring, chrome ladder style heated towel rail and an extractor.

Garage/Workshop: 27' 11" x 9' 9" (8.50m x 2.96m)

A detached almost double length garage/workshop with an up and over door to the front aspect heading the carport and driveway. Side access door from the rear garden. Power and light connected. A storage shed is attached to the rear.

Outside

The 'wrap around' gardens to the rear, side and front are relatively low maintenance. A gate from the driveway opens to the cotswold stone gravelled rear garden with a path leading to the main entrance door to the kitchen/dining room, along with a raised timber decked seating space. A good size paved patio is at the side and accessed from the dining area doors with step down to the main lawn at the front aspect. External power point, water tap and lights. All enclosed by a combination of low built walls and timber fencing.

The front door is approached via path from the public footpath and a slate chipped border is to the side.