



Tenure: Freehold

Council Tax: Band B

Energy Performance Rating: Band D (68)

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: £240,000

Watermead, South Chard, Somerset TA20 2QL

**1 Watermead,
South Chard, Nr Chard,
Somerset
TA20 2QL**

Guide Price £240,000

- Semi Detached Bungalow
- Quiet Cul-de-Sac & Village Location
- Countryside Views from the Front Aspect
- 18ft Sitting Room with Log Burner
- Fitted Kitchen & Side Porch/Utility Area
- Conservatory with Access to the Garden
- Modern 4 Piece White Suite Bathroom
- Double Glazing & Gas Fired Heating
- Garage within a Block
- Front & West Facing Rear Garden



NO ONWARD CHAIN. Situated on the very edge of the Watermead cul-de-sac within the popular village location of South Chard and enjoying superb countryside views from the front aspect is this well presented semi detached 2 bedroom bungalow with the added benefit of a garage within a block. The property comprises; entrance hall, 18ft sitting room with log burner, dining room/bedroom 2, conservatory with access to the garden, modern fitted kitchen, side porch/utility area and a modern 4 piece white suite bathroom. Further benefits from double glazing, gas fired heating, lots of built in storage cupboards, front and an enclosed west facing rear garden.



Approach

Approached via the public footpath at the front aspect to a wooden pedestrian gate opening to the block paved path with two steps rising to the uPVC part double glazed front door. Opening to:

Entrance Hall

With a built-in storage cupboard housing gas meter, electric consumer unit and meter. Door to the sitting room and opening to:

Kitchen: 11' 8" x 8' 7" (3.56m x 2.61m)

Fitted with a modern range of white fronted wall and base units, wood block effect rolled edge worktops over. Inset ceramic one and half bowl and drainer with mixer tap over. Built in Hotpoint dishwasher and freezer. Space for an under counter fridge. Space for a gas cooker. Double glazed window to the front aspect with superb views across to open countryside, wall mounted radiator, recessed ceiling spotlights, coving and a uPVC part double glazed stable door opening to:

Porch/Utility Area: 10' 3" x 5' 1" (3.12m x 1.55m)

Constructed off brick built walls with uPVC double glazed windows to the front, side and rear aspects. Double glazed door opening to outside. Fitted with a rolled edge worktop with space and plumbing for a washing machine beneath.

Sitting Room: 18' 1" x 11' 10" (5.51m x 3.60m) (max)

Double glazed window to the front aspect enjoying excellent views towards open countryside beyond. Feature fireplace with inset log burner. Single panel radiator, TV point, two wall light points, recessed ceiling spotlights and coving. Portable heating thermostat. Opening to the inner hall and a door to:

Dining Room/Bedroom 2: 9' 11" x 8' 8" (3.02m x 2.64m)

With a built in storage cupboard, double panel radiator and coving. Secondary glazed window and door to:

Conservatory: 11' 2" x 7' 8" (3.40m x 2.33m)

Over looking the rear garden and constructed off low brick built walls with uPVC double glazed sealed units and glass roof

over. Double glazed french doors opening to the garden. Fitted roof and windows blinds. Light and power points.

Inner Hall

With a built in cupboard housing the Worcester gas fired combination boiler. Access to the roof void, laminate flooring and a smoke detector.

Bedroom 1: 11' 9" x 8' 8" (3.58m x 2.64m)

Double glazed window to the rear aspect over looking the garden, single panel radiator, built-in double wardrobe and coving.

Bathroom: 8' 6" x 6' 1" (2.60m x 1.86m)

Fitted with a modern white four piece suite comprising; freestanding bath with mixer tap over. Square cubicle with a glass screen, door and wall mounted thermostatic shower over. Vanity unit with an inset wash hand basin over. Low level WC. Part tiled walls, laminate flooring, modern wall mounted radiator, spotlights, extractor and an obscure double glazed window to the side aspect.

Garage: 15' 7" x 7' 9" (4.76m x 2.37m)

A single garage located close-by at the rear of the property within a block. Up and over door to the front aspect.

Outside

The property is located in a quiet tucked away position in the village of South Chard enjoying superb countryside views from the front aspect. The front of the property is accessed via a timber pedestrian gate heading the block paved path with two steps rising to the front door. Borders are planted with an excellent variety of mature low shrubs and plants. The path extends to the side of the property giving access to:

The west facing level rear garden is fully enclosed by timber fencing and benefits from a paved patio leading on to the main lawn. Beds and borders are filled with a selection of mature plants and shrubs. Space for a summerhouse is set to one corner and a raised pretty ornamental pond is to the side. Outside water tap, lights and external power point.