



**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: £250,000**

**Watermead, South Chard, Nr Chard, Somerset**

**TA20 2QN**

**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@tarrresidential.co.uk**

**W: www.tarrresidential.co.uk**

**Tarr Residential**

**7 Watermead,  
South Chard, Nr Chard,  
Somerset  
TA20 2QN**

**Guide Price: £250,000**

- **NO ONWARD CHAIN**
- **Corner Plot Semi Detached Property**
- **Superb Countryside Views**
- **3 Bedrooms**
- **16ft Sitting/Dining Room & Conservatory**
- **23ft Fitted Kitchen/Breakfast Area**
- **Cloakroom & First Floor White Suite Shower Room**
- **Double Glazing & Gas Fired Heating**
- **Garage with a Block & Off Road Parking**
- **Well Maintained Low Maintenance Gardens**

**Enjoying a corner plot position on the very edge of the popular Watermead cul-de-sac in South Chard is this well presented and extended 3 bedroom semi detached property with superb countryside views from the first floor front aspect. The property comprises; entrance porch, fitted kitchen, breakfast area with access to the garden, 16ft sitting/dining room, conservatory with access to the garden and a first floor white suite shower room. Further benefits from garage within a block, off road parking, double glazing and gas fired heating via a combination boiler.**



**Entrance Porch:** 5' 11" x 3' 3" (1.80m x 1.00m)

Approached via the footpath leading to the uPVC part double glazed front door and double glazed windows to the front and both side aspects. Sliding doors to:

**Kitchen/Breakfast Area:** 23' 0" x 8' 10" (7.00m x 2.69m) (max)

The kitchen area is comprehensively fitted with a modern solid oak range of wall and base units, rolled edge worktops over and all complemented by tiled splash backs. Inset stainless steel circular bowl and drainer with mixer tap over. Built in Neff oven with a Bosch stainless steel four burner gas hob and extractor over. Built in fridge/freezer, space and plumbing for a washing machine. Double glazed window to the front aspect. The breakfast area benefits from a double glazed window to the side aspect, double glazed door opening to the rear garden and a built in storage cupboard, wall mounted thermostat and a cupboard housing the electric consumer unit and meter. A double and a single panel radiator. Oak flooring continues through to:

**Cloakroom:** 4' 8" x 3' 5" (1.42m x 1.03m)

Fitted with a white two piece suite comprising; low level WC. Wall mounted wash hand basin with taps and a tiled splash back over. obscure double glazed window to the front aspect and a single panel radiator.

**Sitting/Dining Room:** 16' 5" x 14' 10" (5.00m x 4.53m)

Feature marble fireplace. Double glazed window to the side aspect, double panel radiator, TV aerial point, coved ceiling and stairs rising to the first floor. Sliding doors opening to:

**Conservatory:** 16' 5" x 7' 7" (5.00m x 2.30m)

uPVC construction with double glazed windows to the rear and side aspects, double glazed french doors opening to the garden. Tiled flooring, fitted vertical window blinds, wall light point and power points.

**First Floor Landing**

With access to the roof void and a single panel radiator.

**Bedroom 1:** 11' 9" x 8' 5" (3.59m x 2.56m)

Double glazed window to the front aspect with superb countryside views. Built in wardrobe spanning the full length of the room with mirror fronted sliding doors, single panel radiator and a coved ceiling.

**Bedroom 2:** 12' 2" x 6' 6" (3.72m x 1.98m)

Double glazed window to the rear aspect, built-in cupboard housing the Ideal gas fired combination boiler. Further built in double wardrobe, single panel radiator and a coved ceiling.

**Bedroom 3:** 7' 8" x 7' 7" (2.34m x 2.32m)

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

**Shower Room:** 6' 3" x 6' 2" (1.90m x 1.87m)

Fitted with a white three piece suite comprising; 1200 x 800mm cubicle with a glass screen, door and a Triton electric shower over. Fitted bathroom storage units with an inset wash hand basin over. Low level WC with a concealed cistern. Part laminate panelled and part tiled walls, single panel radiator, wall mounted electric heater and an obscure double glazed window to the front aspect.

**Garage:** 15' 9" x 7' 10" (4.80m x 2.40m) (approx)

A single garage located close-by at the rear of the property within a block.

**Outside**

The property enjoys a corner plot location with far reaching countryside views from the front first floor is low maintenance with gravel chipped borders. A path leads to the front door and double timber gates to the side gives access to an off road parking space and further into:

The rear garden enjoys a very high degree of privacy, fully enclosed and is low maintenance. A paved patio area can be accessed from the conservatory doors. Beds and borders are laid to decorative gravel chippings with a variety of mature shrubs and plants. Outside water tap. Space for a timber shed.