



**Tenure:** Freehold

**Energy Performance Rating:** D (63)

**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

**Council Tax:** Band C

**Guide Price: £325,000**

**Nursery Gardens, Chard, Somerset TA20 1HJ**

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Chard,  
Somerset  
TA20 1HJ**

**Guide Price: £325,000**

- **Detached Corner Plot Bungalow**
- **Popular Cul-de-Sac Location**
- **3 Double Bedrooms**
- **Recently Updated Kitchen**
- **15ft Sitting/Dining Room**
- **Re-Fitted White Suite Shower Room**
- **Entrance Hall & Side Porch/Utility Area**
- **Double Glazing & Gas Fired Heating**
- **Garage & Off Road Parking for Multiple Vehicles**
- **Front & Enclosed Private Rear Garden**



**Enjoying a corner plot location within the ever popular Nursery Gardens cul-de-sac is this extremely well presented 3 double bedroom detached bungalow with garage and off road parking for multiple vehicles. The property comprises; entrance hall, sitting room, recently updated kitchen, side porch/utility area and a re-fitted white suite shower room. Further benefits from double glazing, gas fired heating, good size front garden and an enclosed private rear garden with a covered seating space.**



**Bedroom 2:** 9' 11" x 8' 4" (3.01m x 2.55m) (max)  
Double glazed window to the rear aspect, single panel radiator, built in double wardrobe, textured and coved ceiling.

**Bedroom 3:** 9' 11" x 7' 10" (3.03m x 2.39m)  
Double glazed window to the side aspect, single panel radiator, wall light point, textured and coved ceiling.

**Shower Room:** 6' 11" x 5' 3" (2.11m x 1.61m) (max)  
Re-fitted with a modern white three piece suite comprising; double cubicle with a glass screen and wall mounted Mira Sport electric shower with rainfall head over. Vanity wash hand basin with mixer tap over and storage below. Low level WC. Obscure double glazed window to the rear aspect, bathroom panelled laminate walls, storage alcove and a chrome ladder style heated towel rail.

**Garage:** 17' 3" x 8' 7" (5.27m x 2.61m)  
A single garage with a block of only two situated to the side of the main property heading the driveway. Up and over door to the front aspect, side access door and a window to the rear. Power and light connected.

**Outside**  
The property enjoys an elevated position on a corner plot within the Nursery Gardens cul-de-sac. A footpath leads to the front door flanked on either side by lawn. The driveway and garage are to the side of the main property and provides off road parking spaces for multiple vehicles. A timber gate opens to:

**Kitchen:** 12' 4" x 8' 5" (3.77m x 2.57m)  
Updated and fitted with a modern range of soft closing 'shaker' style wall and base units with corner carousel, all complemented by square edge worktops and upturns over. Inset bowl with swan neck mixer tap over. Built in high level oven with a separate electric hob and modern wall mounted extractor over. Integrated slim line dishwasher and washing machine. Wall unit housing the Worcester gas fired boiler. Double glazed window to the rear aspect over looking the garden, modern wall mounted radiator, wood effect flooring and a part double glazed door opening to:

**Side Porch/Utility Area:** 6' 3" x 5' 2" (1.90m x 1.58m)  
Constructed on low brick built walls with uPVC double glazed sealed units and a polycarbonate roof. Space for an upright fridge/freezer and a tumble dryer. Double glazed window opening to the rear garden.

**Bedroom 1:** 12' 6" x 9' 3" (3.80m x 2.83m) (max)  
Double glazed window to the front aspect, single panel radiator, power point with USB ports, textured and coved ceiling. Built in double wardrobe with mirror fronted sliding doors.

The rear garden benefits from a very high degree of privacy and is fully enclosed by timber fencing. A paved patio and a separate covered area provide seating spaces. Raised vegetable beds and borders are planted with a good variety of mature shrubs and plants. Outside water tap and lights.