



TO LET: £900 pcm Un-Furnished

Chataway House, Leach Road, Chard, Somerset TA20 1GH

An extremely well presented and modern first floor 2 bedroom apartment with the benefit of 2 off road parking spaces, all situated within Chataway House, Leach Road on the outskirts of the Chard Town. The property comprises, well kept communal entrance hall, inner hall to apartment, open plan living/kitchen area with built-in appliances and a 3 piece white bathroom suite. Further benefits from double glazing and gas fired heating. Sorry No pets. Council Tax: Band A. EPC: C (77). Additional payment of £200 per month to be paid directly to the management company to include; all water and drainage charges, electricity and gas.

Tarr Residential

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Approach

Chataway House is approached via the off road parking area and a block paved path leads to the main building entrance door. Stairs and a lift rise to the first floor. Solid door to the apartment opens to:

Entrance Hall

A good size hall with a built-in cupboard housing a washing machine. Wall mounted electric consumer unit, wall mounted thermostat and tiled flooring continues through to:

Open Plan Kitchen/Living Area: 15' 9" x 8' 10" (4.81m x 2.69m)

The kitchen area is fitted with a modern range of light grey high gloss fronted wall and base units, square edge worktops over and all complemented by laminated splash backs. Inset stainless steel bowl and drainer with mixer tap over. Integrated appliances include; high level electric oven, microwave oven, induction hob, dishwasher, fridge and freezer. The living area has a double glazed window to the front aspect, modern wall mounted radiator, TV point and a smoke/heat detector.

Bedroom 1: 9' 9" x 9' 2" (2.97m x 2.80m) (max)

Double glazed window to the front aspect, modern wall mounted radiator, Tv point and a built-in double wardrobe with mirror fronted doors.

Bedroom 2: 9' 11" x 8' 11" (3.02m x 2.72m)

Double glazed window to the front aspect, modern wall mounted radiator, TV point and a built-in wardrobe with a bi-folding door.

Bathroom: 5' 7" x 5' 7" (1.71m x 1.70m)

Fitted with a modern white three piece suite comprising; 'P' shaped panel bath with a glass screen, mixer tap and wall mounted thermostatic shower over. Vanity unit with an inset wash hand basin, mirror with built-in shaver point over and storage cupboard below. Low level WC. Fully tiled walls and flooring, modern wall mounted radiator and an extractor.

Outside

The property benefits from two allocated off road parking spaces and a communal refuse bin/recycling area.

Tenure: Un Furnished Let. Sorry No Pets.

Council Tax: Band A

Energy Performance Rating: Band C (77)

Services

Mains Gas, Electric, Water and Drainage at a cost of £200 per month payable directly to the property management company.

Viewing

Strictly by appointment only via sole letting agent Tarr Residential on or at 35 Fore Street, Chard, Somerset TA20 1PT.

Lettings Requirements

1 Months rent (£900.00) in advance along with 5 weeks rent (£1038.46) by way of deposit to be lodged with the Deposit Protection Scheme.

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

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Independent Estate and Letting Agents

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