



Tenure: Freehold

Energy Performance Rating: TBA

Services: Mains Electric, Water and Drainage. Oil Fired Heating.

Viewing

Strictly by appointment only via sole selling agent Tarr Residential on 01460 68890 or at 35 Fore Street, Chard, Somerset TA20 1PT.

Council Tax: Band B

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: £410,000

**Barack Cottage, Winsham, Nr Chard, Somerset
TA20 4DY**

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Winsham, Nr Chard,
Somerset
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- **NO ONWARD CHAIN**
- **Superb Semi Detached Cottage**
- **Sought After Village Location**
- **3 Double Bedrooms, En Suite to Master**
- **16ft Kitchen/Dining Room**
- **18ft Sitting Room with Fireplace & Log Burner**
- **Utility Room & Cloakroom**
- **First Floor White Suite Bathroom**
- **Double Glazing & Oil Fired Heating**
- **Well Maintained Front & Good Size Rear Garden with patio**



A beautifully presented 3 double bedroom cottage situated close to the heart of the sought after pretty village of Winsham, near Chard. The property comprises; 16ft kitchen/dining room, utility room, cloakroom, 18ft sitting room with wood burning stove and access to the garden, first floor modern white suite bathroom and an en-suite shower room to the master bedroom. Further benefits from double glazing, oil fired heating via a recently updated boiler, front and rear enclosed gardens with fantastic patio area and log store.

Approach

Pathway through front garden leading to the uPVC main entrance door with opaque double glazed panels opening to:

Kitchen/Dining Room: 16' 1" x 16' 1" (4.90m x 4.90m)

Fitted with a range of superb solid oak wall, drawer and base units including glazed display cabinet and corner shelving. Granite effect worktops all complemented by splash back tiling. Inset one and a half bowl and drainer with mixer tap over. Space for an electric range style cooker with canopy extractor over. Integrated dishwasher, fridge and separate freezer. Double glazed window to front aspect. Two double and one single panel radiator, TV/telephone points. Tiled flooring, door to under stairs cupboard, uPVC part double glazed stable door to the patio and rear garden. Step up and ledged door to:

Utility Room: 6' 8" x 4' 11" (2.05m x 1.50m)

Fitted with wall and base units, rolled edge worktop and tiled splash back over. Inset stainless steel bowl and drainer with mixer tap over. Space and plumbing for a washing machine. Recently installed oil fired boiler with a digital control panel. Single panel radiator, double glazed window to the side aspect. Ledged door to:

Cloakroom

Fitted with a two piece suite comprising: wall mounted wash hand basin with tiled splashback and a low level WC. Single panel radiator and a double glazed opaque window to the side aspect.

Sitting Room: 16' 11" x 16' 6" (5.16m x 5.05m)

A dual aspect room with a double glazed window (with window seat) to front and double glazed french doors opening to rear patio and garden. Feature fireplace with wood mantle, flagstone hearth and an inset wood burning stove. Two double panel radiators, wall mounted thermostat, TV/telephone and wall light points. Two large exposed beams to the ceiling and stairs rising to first floor.

First Floor Landing

Double glazed window to the half landing overlooking the rear garden. Access to insulated roof space via hatch. Ledged doors to airing cupboard with slatted shelving. Further ledged doors to all first floor rooms including:

Bedroom 1: 13' 1" x 12' 10" (4.00m x 3.90m)

Double glazed window to the rear aspect over looking the garden. Double and single panel radiators, TV and telephone points. Two built in double wardrobes and a door to:

En-Suite: 10' 10" x 5' 6" (3.31m x 1.68m) (max)

Fitted with a white three piece suite comprising; 1200mm x 900mm tiled cubicle with glass door and thermostatic shower over. Pedestal wash hand basin with mixer tap and tiled splashback over. Low level WC. Tiled flooring continuing into low window sill to the opaque double glazed window to the front aspect. Single panel radiator, spotlights and extractor.

Bedroom 2: 13' 1" x 8' 10" (4.00m x 2.7m)

Double glazed window to rear over looking the garden, double panel radiator. TV point and a built in wardrobe with hanging rail and shelving.

Bedroom 3: 11' 11" x 8' 0" (3.65m x 2.45m)

Double glazed window to the front aspect, double panel radiator and TV point. Built in wardrobe with hanging rail and shelving.

Bathroom: 8' 2" x 5' 7" (2.50m x 1.70m)

Fitted with a modern white three piece suite comprising: panel bath with a telephone style mixer taps/shower attachment over. Pedestal wash hand basin and a low level WC. Single panel radiator and a shaver point. Tiled flooring continuing to low window sill into opaque double glazed window to the front aspect.

Outside

Barrack Cottage is bounded by a natural stone wall with a timber gate giving access to a pathway, continuing to a paved path to the front door.

The front garden is laid to flower beds and borders containing a combination of plants and shrubs with a central gravelled area for ease of maintenance. The oil storage tank is screened to one corner behind a close board fence with gate. An outside wall light is situated near the front door.

The rear garden benefits from an expansive paved patio area with outside light and electrical point leads via four steps up to a raised lawn area set behind a retaining wall. The garden is predominantly laid to level lawn with paved stepping stones leading to a timber garden shed set to one corner partially screened by a mature tree. There is also a useful enclosed log store area with outside garden tap. The garden is enclosed by timber fencing to both sides with a stone wall to the rear boundary.