



**Tenure:** Freehold

**Council Tax:** Band B

**Energy Performance Rating:** 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: £250,000**

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

**TA20 2QN**



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

**Guide Price: £250,000**

- **NO ONWARD CHAIN**
- **Great Size Semi Detached Property**
- **Corner Plot, Popular Village Location**
- **3 Double Bedrooms**
- **29ft Sitting/Dining Room & Conservatory**
- **Modern Fitted Kitchen**
- **First Floor Shower Room & Separate WC**
- **Double Glazing & Gas Fired Heating**
- **Garage & Off Road Parking**
- **Front & Enclosed Rear Garden with Patio**

**An excellent opportunity for an extended 3 double bedroom property with corner plot, garage and off road parking, all situated within the village of South Chard. The property comprises; entrance lobby, 29ft sitting/dining room, fitted kitchen, conservatory over looking the garden, first floor shower room with a separate WC. Further benefits from double glazing, gas fired heating and good size gardens.**



#### **Approach**

Approached via the block paved driveway heading the garage and a paved path leads to the double glazed front door opening to:

#### **Entrance Porch:** 4' 11" x 3' 9" (1.50m x 1.15m)

With an obscure double glazed panel to the side aspect, single panel radiator, textured and coved ceiling. Door to:

#### **Sitting/Dining Room:** 29' 3" x 11' 6" (8.92m x 3.51m) (max)

A good size room with a double glazed window to the front aspect, feature fireplace with a wood surround and an inset gas fire. A double and a single panel radiator, wall mounted thermostat and a telephone point. Sliding patio doors open to:

#### **Conservatory:** 10' 9" x 10' 4" (3.27m x 3.14m)

Over looking the rear garden and constructed of aluminium framed double glazed sealed units and a polycarbonate roof over. Double glazed sliding doors and a further double glazed door opening to the patio. Fitted roof and window blinds.

#### **Kitchen:** 13' 4" x 11' 6" (4.07m x 3.51m) (max)

Fitted with a modern range of light wood effect wall and base units, rolled edge worktops over and all complemented by tiled splash backs. Inset stainless steel bowl and drainer with mixer tap over. Built-in four burner gas hob with a concealed extractor over, separate high level oven/grill. Space and plumbing for both a slim-line dishwasher and washing machine. Space for an upright fridge/freezer. Built-in storage cupboard, tiled flooring, textured and coved ceiling. Wall mounted Glow Worm combination boiler. Double glazed window over looking the rear garden and a glazed door opening to the conservatory.

#### **First Floor Landing**

Sliding doors from the sitting/dining room open to the stairs rising to the first floor with storage and coat hanging space. Single panel radiator to the half landing. Access to the roof void and a built in storage cupboard. Textured ceiling.

#### **Bedroom 1:** 13' 0" x 8' 10" (3.97m x 2.69m)

Double glazed window to the front aspect, single panel radiator, built in wardrobe, textured and coved ceiling.

#### **Bedroom 2:** 10' 8" x 9' 10" (3.25m x 3.00m)

Double glazed window to the front aspect, single panel radiator, telephone point and a TV aerial point. textured and coved ceiling.

#### **Bedroom 3:** 8' 11" x 8' 2" (2.71m x 2.50m)

Double glazed window to the rear aspect with superb views towards open countryside beyond. Single panel radiator, textured and coved ceiling.

#### **Shower Room:** 8' 0" x 7' 8" (2.45m x 2.34m) (max)

Fitted with a two piece suite comprising; quadrant cubicle with a glass screen, door and wall mounted thermostatic shower over. Pedestal wash hand basin with taps over. Obscure double glazed window to the rear aspect, tiled walls, illuminated mirror, chrome ladder style heated towel rail, textured and coved ceiling. Built in cupboard with a single panel radiator.

#### **WC:** 4' 9" x 2' 8" (1.44m x 0.82m)

Fitted with a low level WC. Obscure double glazed window to the rear aspect, part tiled walls, textured and coved ceiling.

#### **Garage:** 15' 9" x 8' 0" (4.81m x 2.44m)

An integral single garage with an electric roller door to the front aspect heading the driveway. Door to a good size under stairs storage cupboard. Wall mounted electric consumer unit with meter and gas meter. Power and light connected.

#### **Outside**

The property enjoys a corner plot location on Watermead and benefits from off road parking via the block paved driveway heading the garage with a path leading to the main entrance door to the side aspect. The garden to the front and side is mainly laid to lawn with a wrought iron pedestrian gate giving access to:

The rear garden is of a good size and fully enclosed by a combination of timber fencing and mature hedging. A paved patio heads the conservatory doors with a step down to the main lawn, a border is planted with a good variety of mature shrubs. An enclosed area to the rear boundary is currently used as storage and has space for a greenhouse. Outside water tap.