



TO LET: £1100 pcm Un-Furnished

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

A well presented 3 bedroom semi detached property with superb countryside views from the front aspect first floor and an enclosed low maintenance rear garden, all situated on the edge of the popular cul-de-sac location of Watermead, South Chard. The property comprises; entrance hall, fitted kitchen, 16ft sitting/dining room, conservatory with access to the garden and a first floor white suite shower room. Further benefits from double glazing and gas fired heating. Please note: No off road parking, on road parking available close-by. Sorry No Pets.

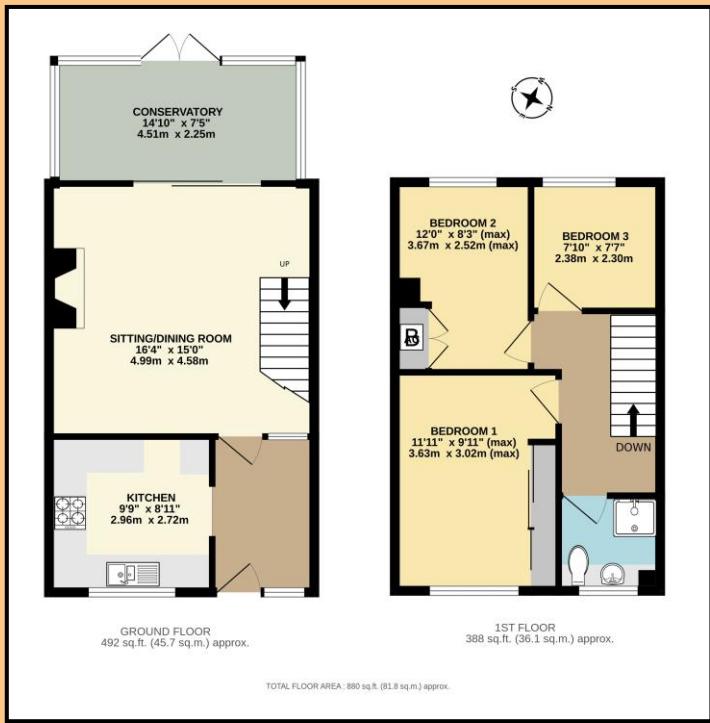
Council Tax: Band B. EPC: D (65). READY NOW.

Tarr Residential

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Entrance

Approached via the footpath leading to the part double glazed front door with double glazed side panel and storm canopy over. Opening to:

Entrance Hall: 9' 7" x 6' 2" (2.92m x 1.87m)

With a single panel radiator, built-in storage bench with coat hanging space over. Laminate flooring continuing through to the sitting/dining room. Opening to:

Kitchen: 9' 9" x 8' 11" (2.96m x 2.72m)

Fitted with a range of light wood effect wall and base units, rolled edge worktops over and all complemented by tiled splash backs. Inset stainless steel one and a half bowl and drainer with mixer tap over. Four burner gas hob with a concealed extractor over. Separate high level electric double oven. Space and plumbing for a washing machine and space for an upright fridge/freezer. Double glazed window to the front aspect and tiled flooring.

Sitting/Dining Room: 16' 4" x 15' 0" (4.99m x 4.58m)

Feature stone built fireplace with an inset gas fire. A double and a single panel radiator, coved ceiling and stairs rising to the first floor. Sliding doors opening to:

Conservatory: 14' 10" x 7' 5" (4.51m x 2.25m)

Double glazed windows to the rear and side aspects and double glazed french doors opening to the garden. Double panel radiator, tiled flooring and power points.

First Floor Landing

With access to the roof void and a smoke detector. Coved ceiling.

Bedroom 1: 11' 11" x 9' 11" (3.63m x 3.02m) (max)

Double glazed window to the front aspect with superb countryside views. Built in triple wardrobe with sliding doors, single panel radiator and a TV point.

Bedroom 2: 12' 0" x 8' 3" (3.67m x 2.52m) (max)

Double glazed window to the rear aspect, built-in cupboard housing the British Gas boiler and hot water cylinder tank. Single panel radiator.

Bedroom 3: 7' 10" x 7' 7" (2.38m x 2.30m)

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

Shower Room: 6' 3" x 6' 0" (1.90m x 1.84m)

Fitted with a white three piece suite comprising; square cubicle with a glass screen, door and thermostatic shower over. Fitted bathroom storage units with an inset wash hand basin over. Low level WC with a concealed cistern. Part laminate panelled walls, two heated towel rails, extractor, laminate flooring and an obscure double glazed window to the front aspect.

Outside

The front of the property is low maintenance with gravel chipped borders. A path leads to the front door with storm canopy over. A timber gate to the side gives access to:

The west facing rear garden is low maintenance, mainly laid to paving and gravel chippings, all fully enclosed by timber fencing. Rear access gate.

Tenure: Un Furnished Let. Sorry No Pets.

Council Tax: Band B **Energy Performance Rating:** D (65)

Services: Mains Gas, Electric, Water and Drainage.

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 (£1100) in advance along with 5 weeks rent (£1269.23) 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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