



**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.

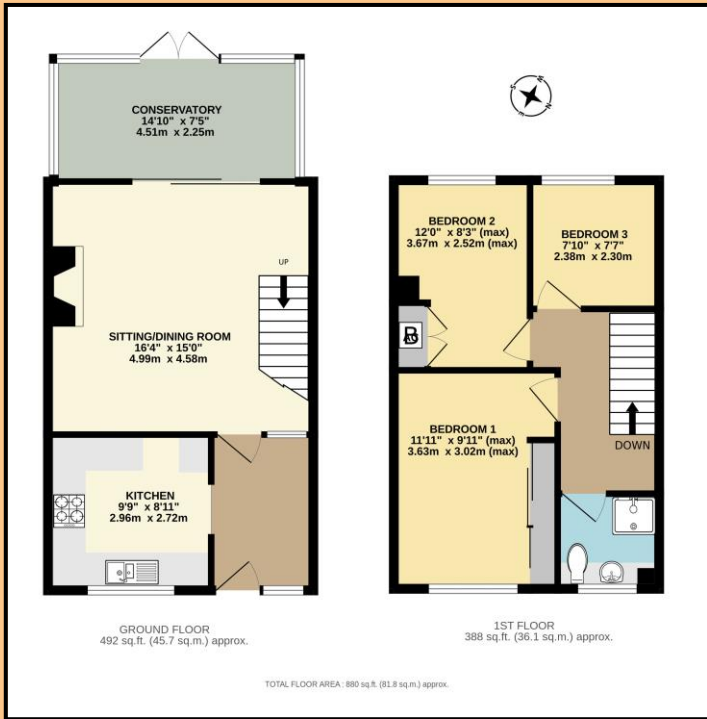
Council Tax: Band B. EPC: D (65). READY NOW.

**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.

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