



Tenure: Freehold

Council Tax: Band B

Energy Performance Rating: D (60)

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: £230,000

**Holway Cottages, Holway, Tatworth, Nr Chard,
Somerset TA20 2SS**

**2 Holway Cottages,
Holway, Tatworth,
Nr Chard, Somerset
TA20 2SS**

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- **Delightful Semi Detached Cottage**
- **Countryside Views from the Rear First Floor**
- **Popular Village Location**
- **2 Double Bedrooms**
- **Sitting Room with Multi Fuel Burner**
- **Separate Dining Room**
- **Modern Fitted Kitchen & Entrance/Conservatory**
- **First Floor 4 Piece White Suite Bathroom**
- **Gas Fired Heating & Double Glazing**
- **Enclosed Well Maintained Garden**



A delightful and extremely well presented 2 double bedroom semi detached cottage backing onto open fields and enjoying superb countryside views from the first floor rear aspect, all situated in the popular village of Tatworth, nr Chard. The property comprises; entrance/conservatory, modern fitted kitchen, separate dining room, sitting room with attractive fireplace and multi-fuel burner and a first floor 4 piece white suite bathroom. Further benefits from double glazing, gas fired heating, enclosed well maintained garden with feature pond.

Entrance

The main entrance is accessed via a timber pedestrian gate heading the path leading to the sliding patio door opening to:

Entrance/Conservatory: 8' 6" x 7' 4" (2.59m x 2.24m)

With double glazed windows to the rear and side aspects, additional door opening to the rear, tiled flooring, double glazed window into the sitting room and power points. New solid roof recently installed. Door to:

Kitchen: 11' 9" x 7' 10" (3.58m x 2.39m)

Fitted with a modern range of white gloss fronted wall and base units, rolled edge worktops over and all complemented by tiled splash-backs. Stainless steel one and half bowl and drainer with mixer tap and filter water tap over. Built-in Belling double oven with a Zanussi induction hob and extractor over. Space and plumbing for both a dishwasher and washing machine, space for an upright fridge/freezer. Double glazed window to the rear aspect, wall mounted Vaillant gas fired boiler, single panel radiator, tiled flooring and an exposed timber beam.

Dining Room: 11' 1" x 9' 7" (3.37m x 2.91m)

Double glazed window to the front aspect, double panel radiator, two wall-light points and exposed timber beams. Built-in under stairs storage cupboard. Opening to:

Sitting Room: 11' 0" x 10' 4" (3.35m x 3.15m)

Attractive stone built fireplace with a wood mantle and inset Stoves multi-fuel burner. Double glazed window to the front aspect with window seat feature and a double glazed window into the entrance conservatory, single panel radiator, TV and telephone points, four wall-light points. Stairs rise to:

First Floor Landing

With access to all first floor rooms and a smoke detector.

Bedroom 1: 11' 2" x 10' 3" (3.41m x 3.12m)

Double glazed window to the front aspect, single panel radiator and a telephone point.

Bedroom 2: 11' 9" x 7' 9" (3.59m x 2.37m)

Double glazed window to the rear aspect enjoying superb views over open fields and a single panel radiator.

Bathroom: 12' 0" x 6' 4" (3.65m x 1.93m)

Fitted with a modern white four piece suite comprising; square cubicle with a glass screen, door and wall mounted thermostatic shower with rainfall head over. Panel bath with taps over. Vanity unit with an inset wash hand basin over and storage cupboard below. Low level WC. Obscure double glazed window to the front aspect, part tiled walls, laminate flooring, extractor, shaver point, single panel radiator and a chrome ladder style heated towel rail. Access to the roof void with light and power connected.

Outside

The property backs onto open fields and enjoys superb views over open fields from the first floor rear aspect. The main garden and entrance is to the side aspect. A gravel path with timber pergola over leads to the steps down to the entrance/conservatory and is flanked on either side by a feature ornamental pond and small lawn area. Beds are filled with a good variety of mature plants. A hardstanding area to the rear of the property is currently used as storage for refuse bins and logs. Outside water tap. All enclosed by timber fencing and hedges.