

Tenure: Freehold

Energy Performance Rating: Band D

Services: Mains Electric, Water and Oil Fired Heating. Private Water Supply.

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



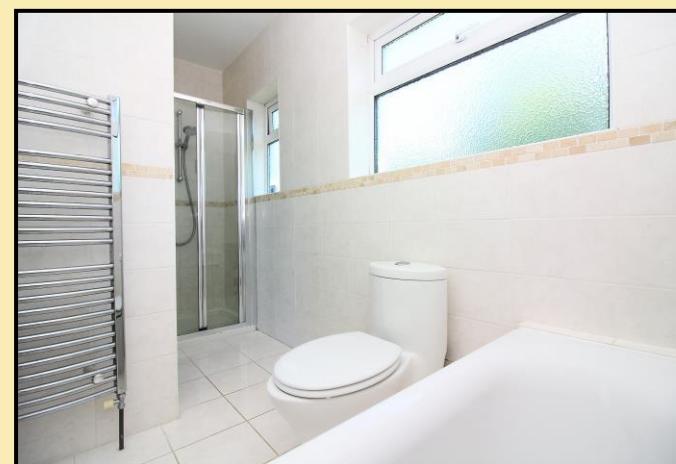
Guide Price: £295,000
Homemead Cottages, Cricket St Thomas Estate,
Nr Chard, Somerset
TA20 4DE

**2 Homemead Cottages,
Cricket St Thomas Estate,
Nr Chard, Somerset
TA20 4DE**

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- **Mid Terrace Cottage**
- **Set within Stunning Grounds**
- **3 Bedrooms**
- **Dual Aspect Sitting Room**
- **Modern Kitchen/Dining Area**
- **Utility Room/Cloakroom**
- **Updated White Suite Bathroom**
- **Double Glazing & Oil Fired Heating**
- **Off Road Parking**
- **Enclosed Front & Rear Gardens backing onto Private Parkland**

NO ONWARD CHAIN. An extremely well presented and good size 3 bedroom cottage with off road parking and all situated on the stunning historic Cricket St Thomas Estate. The property comprises; entrance hall, cloakroom/utility room, dual aspect sitting room, modern fitted kitchen/dining area and an updated 4 piece white bathroom suite. Further benefits from double glazing, oil fired heating and an enclosed rear garden.



Approach

Approached from the main entrance and through the stunning private Cricket St Thomas Estate. The front of the property is accessed via a path leading to the uPVC part double glazed front door. Opening to:

Entrance Hall

With stairs rising to the first floor, solid wood flooring, under-stairs storage cupboard, double panel radiator and a wall mounted thermostat. Door to:

Cloakroom/Utility Room: 6' 10" x 5' 3" (2.08m x 1.60m)

Fitted with a white two piece suite comprising; wash hand basin and pedestal with mixer tap and tiled splash-back over. Low level WC. Rolled edge worktop with space and plumbing for a washing machine. Obscure double glazed window to the front aspect, extractor and a wall cupboard housing the electric fusebox and meter.

Kitchen/Dining Area: 16' 8" x 10' 11" (5.08m x 3.32m) (max)

Updated with a modern range of grey high gloss wall and base units, square edge composite worktops over and all complemented by splash-backs. Inset stainless steel one and a half bowl and drainer with mixer tap over. SMEG electric range style cooker with a stainless steel extractor hood over. Built-in Indesit dishwasher and fridge. Double glazed window and double glazed french doors over-looking and opening to the rear garden. Tiled flooring and a screened radiator.

Sitting Room: 18' 4" x 12' 2" (5.60m x 3.71m) (max)

A dual aspect room with a double glazed window to the front and a double glazed sliding patio door opening to the rear timber decked seating area. Feature decorative fireplace, solid wood flooring, TV and telephone points, double panel radiator and a smoke detector.

First Floor Landing

With a double glazed window to the rear aspect, access to the roof void, single panel radiator and a smoke detector.

Bedroom 1: 10' 6" x 9' 9" (3.21m x 2.96m)

Double glazed window to the front aspect, built-in double wardrobe with sliding doors, single panel radiator and a TV point.

Bedroom 2: 12' 2" x 10' 6" (3.72m x 3.19m)

Double glazed window to the front aspect, single panel radiator, built-in storage cupboard and a further built-in cupboard housing the hot water cylinder tank.

Bedroom 3: 9' 2" x 7' 5" (2.79m x 2.25m)

Double glazed window to the rear aspect with superb views over the estate grounds. Single panel radiator and a telephone point.

Bathroom: 12' 1" x 5' 11" (3.68m x 1.81m) (max)

Fitted with a modern white four piece suite comprising; square cubicle with a glass bi-folding door and wall mounted Mira thermostatic shower over. Panel bath with central mixer tap over. Wall mounted vanity unit with an inset wash hand basin over and storage cupboard drawer below. Low level WC. Fully tiled walls and flooring, chrome ladder style heated towel rail and two obscure double glazed windows to the rear aspect.

Outside

The property is situated within the stunning private estate of Cricket St Thomas and enjoys superb countryside views. The front of the property is accessed via a path leading to the front door. The garden is mainly laid to lawn with borders filled with a good variety of low plants.

The rear garden backs onto the estate grounds and is fully enclosed by timber fencing and a mature hedge. A good size timber decked seating space is accessed from the sitting room and kitchen doors and leads onto the main lawn. A rear pedestrian gate gives access to the off street parking space, timber shed and the oil storage tank. The floor mounted oil fired boiler is concealed to the side of the decking area with an outside tap.