

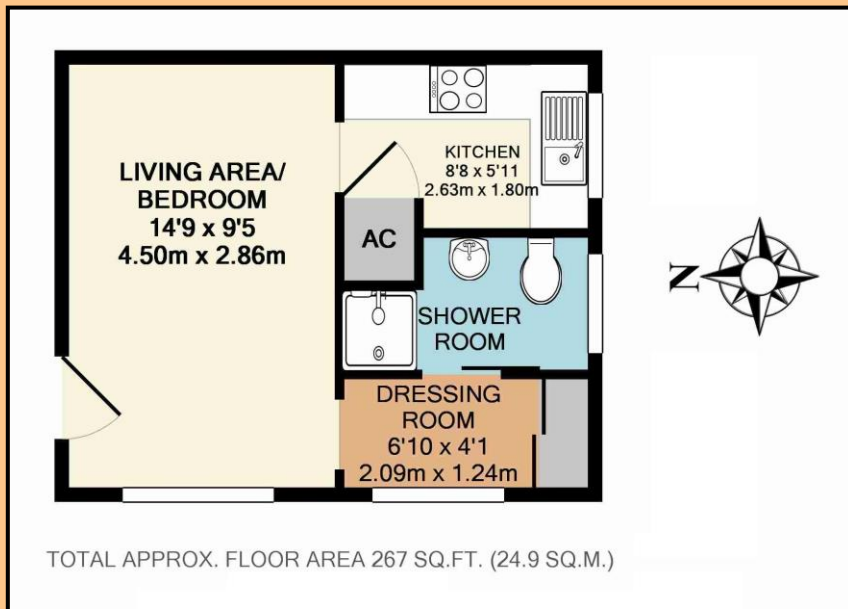


**Guide Price: £70,000**

**Bubwith Close, Chard, Somerset TA20 2DF**

NO ONWARD CHAIN. A well presented and re-decorated first floor studio flat with off road parking, all set within the cul-de-sac location of Bubwith Close, Chard. The property comprises; 14ft living area/bedroom, fitted kitchen, dressing area/store and a white suite shower room. Further benefits from double glazing, electric heating and a communal garden.





### Entrance

Approach via the communal hall and stairs rising to the first floor. Entrance door opening to:

electric heater and a double glazed window to the side aspect.

### Living Area/Bedroom: 14' 9" x 9' 5" (4.50m x 2.86m)

Double glazed window to the front aspect, electric night storage heater, TV and telephone points, coved ceiling.

### Outside

Communal garden and off street parking available for use by residents.

### Kitchen: 8' 8" x 5' 11" (2.63m x 1.80m)

Fitted with a range of modern light fronted wall and base units, rolled edge worktops over and all complemented by tiled splash backs. Inset bowl and drainer with tap over. Spaces available for an electric cooker with extractor over, washing machine and fridge. Built-in airing cupboard double glazed window to the side aspect and a coved ceiling.

### Service Charge

Service charge of £80.00 per month payable to the Management company to include: Building Insurance, Window Cleaning and the upkeep of the communal areas.

### Dressing Area/Store: 6' 10" x 4' 1" (2.09m x 1.24m)

Double glazed window to the front aspect and a built-in double wardrobe with sliding doors. Further sliding door to:

### Tenure

Leasehold. 999 year Lease from 24/06/1982. Share of Freehold.

### Shower Room: 6' 6" x 4' 3" (1.98m x 1.30m)

Fitted with a white three piece suite comprising; square cubicle with glass door and a wall mounted shower over. Vanity unit with an inset wash hand basin over and storage cupboard below. Low level WC. Wall tiling to splash prone areas, wall mounted

### Council Tax: Band A

### Energy Performance Rating: Band D (65)

### Services: Mains Electric, Water and Drainage.

### Viewing

Strictly by appointment only via sole selling agent Tarr Residential on 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

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