



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:

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.

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.

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:

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

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

Outside

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

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.

Tenure

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

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.