



**Tenure:** Freehold

**Council Tax:** Band C

**Energy Performance Rating:** Band C (74)

**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: £270,000**

**Laurel Gardens, Chard, Somerset TA20 1SZ**

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Chard,  
Somerset  
TA20 1SZ**

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- **NO ONWARD CHAIN**
- **Modern Detached Property**
- **Quiet Cul-de-Sac Location**
- **3 Bedrooms, En-Suite to Master**
- **Sitting Room & Separate Dining Area**
- **Modern Fitted Kitchen/Breakfast Room**
- **White Suite Family Bathroom & Cloakroom**
- **Double Glazing & Gas Fired Heating**
- **Garage & Off Road Parking**
- **Enclosed & Private Garden to the Side & Rear**

**Situated within the cul-de-sac of Laurel Gardens and within easy reach of the Chard town centre is this modern detached 3 bedroom property with garage, off road parking and low maintenance gardens. The well presented property comprises; entrance hall, cloakroom, 15ft sitting room, separate dining area with access to the rear garden, modern fitted kitchen/breakfast room, updated en-suite to the master bedroom and a white suite family bathroom. Further benefits from double glazing and gas fired heating.**



#### **Entrance**

Approach via five steps with hand rails rising to the uPVC part double glazed front door with a wall mounted outside light over. Opening to:

#### **Entrance Hall**

With stairs rising to the first floor, single panel radiator, under-stairs storage area, built-in storage cupboard housing the electric fuse box, smoke detector. Door to:

#### **Cloakroom:** 6' 6" x 3' 3" (1.97m x 1.00m)

Fitted with a vanity unit with an inset wash hand basin, mixer tap and tiled splash back over and a storage cupboard below, low level WC. Tiled floor, obscure double glazed window to the side aspect and a coved ceiling.

#### **Kitchen/Breakfast Room:** 13' 10" x 8' 8" (4.22m x 2.65m)

Fitted with a range of white fronted wall and base units, rolled edge worktops over and all complemented by tiled splash backs. Inset one and a half bowl and drainer with mixer tap over. Built-in Samsung electric oven, hob and a concealed extractor over. Space and plumbing for both a washing machine and dishwasher. Wall mounted Vaillant gas fired boiler, single panel radiator, tile effect laminate flooring, breakfast bar feature with space for seating under. Recessed ceiling spotlights, coved ceiling, double glazed window to the rear aspect and a uPVC part double glazed stable style door to outside.

#### **Sitting Room:** 15' 3" x 9' 10" (4.65m x 3.00m)

Double glazed window to the front aspect, double panel radiator, TV point, two wall light points and a coved ceiling. Large opening to:

#### **Dining Area:** 9' 10" x 8' 8" (3.00m x 2.64m)

Double glazed sliding patio doors opening to the rear patio, single panel radiator and a coved ceiling.

#### **First Floor Landing**

With access to the roof void, built-in storage cupboard, smoke detector and a coved ceiling.

#### **Bedroom 1:** 12' 11" x 9' 10" (3.94m x 3.00m)

Double glazed window to the front aspect with excellent views over Chard and beyond. Range of fitted bedroom wardrobes, single panel radiator, telephone point and a coved ceiling. Door to:

#### **En-Suite:** 8' 8" x 7' 4" (2.65m x 2.23m)

Fitted with a modern white three piece suite comprising; quadrant cubicle with a glass door and wall mounted Mira thermostatic shower. Fitted vanity unit with an inset wash hand basin with mixer tap and tiled splash back over, storage cupboard below. Low level WC with a concealed cistern. Tiled floor, single panel radiator, extractor, recessed ceiling spotlights, built-in storage cupboard and an obscure double glazed window to the front aspect.

#### **Bedroom 2:** 9' 10" x 8' 10" (3.00m x 2.70m)

Double glazed window to the rear aspect, built-in double wardrobe, single panel radiator and a coved ceiling.

#### **Bedroom 3:** 8' 10" x 7' 11" (2.68m x 2.42m)

Double glazed window to the rear aspect, single panel radiator and a coved ceiling.

#### **Bathroom:** 8' 4" x 5' 8" (2.54m x 1.73m)

Updated with a modern white three piece suite comprising; panel bath with a mixer tap and wall mounted shower attachment over. Fitted bathroom base units with an inset wash hand basin with mixer tap over and a low level WC. Part tiled walls, chrome ladder style heated towel rail, tiled floor, extractor, recessed ceiling spotlights and an obscure double glazed window to the side aspect.

#### **Garage:** 16' 9" x 8' 11" (5.10m x 2.72m)

A detached garage within a block of only two with a pitched roof (providing additional storage space). Up and over door to the front aspect heading the off road parking space. Power and light connected.

#### **Outside**

The tiered front garden of the property is relatively low maintenance as laid to gravel chippings with a good variety of mature low shrubs and flowers planted within. The front door is approached via five steps with hand rails. A timber gate to the side of the property gives access to:

The rear and side garden enjoys a very high degree of privacy and is enclosed by a combination of high level brick built walls and timber fencing. A good size paved patio heads the dining room and kitchen doors with two steps up to the side garden with a circular paved seating space, the remainder of the garden is mainly laid to level lawn. Borders are filled with decorative gravel chippings. Outside water tap and lights are both installed.