

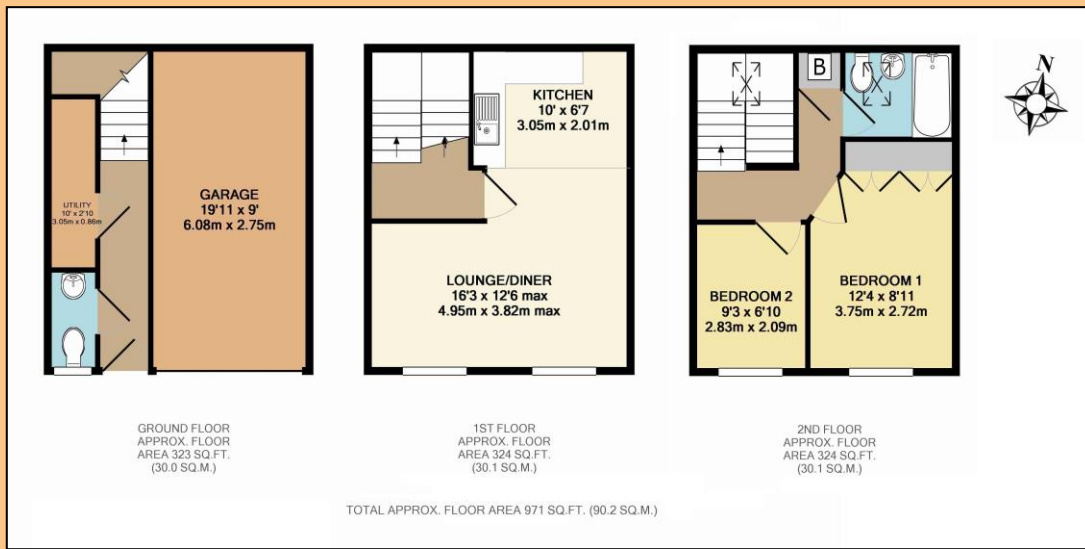


**TO LET: £850 pcm Un-Furnished**

**Foundry Mews, Combe Street, Chard, Somerset TA20 1JB**

A well presented 2 bedroom terraced townhouse is set over 3 floors with garage and located close to the centre of Chard town. Comprises; entrance hall, cloakroom, utility space, open plan kitchen / lounge / dining area and a white suite bathroom. Further benefits from double glazing and gas fired heating via a combination boiler.

**READY NOW**



### Entrance

Approach to a uPVC part double glazed front door with a wall mounted outside light over. Opening to:

### Entrance Hall

With stairs rising to the first floor, tiled floor, double panel radiator, wall mounted electric fuse box, coat hanging space and a smoke detector. Doors to:

### Cloakroom: 6' 2" x 2' 10 (1.89m x 0.86m)

Fitted with a white suite comprising; low level WC, wash hand basin and pedestal with taps and splash back over. Single panel radiator, tiled floor and an obscure double glazed window to the front aspect.

### Utility Space: 10' 0" x 2' 10 (3.05m x 0.86m)

With space and plumbing for a washing machine, tiled floor and an extractor.

### First Floor Landing

With stairs rising to the second floor and a door to:

### Lounge / Dining Area: 16' 3" x 12' 6 (4.95m x 3.82m) (max)

Two double glazed windows to the front aspect, double panel radiator, wall mounted thermostat, TV and telephone points. Open Plan to:

### Kitchen Area: 10' 0" x 6' 7 (3.05m x 2.01m)

Fitted with a range of wood fronted wall and base units, rolled edged worktops over and all complemented by tiled splash backs. Inset stainless steel bowl and drainer with mixer tap over. Electric cooker with a stainless steel extractor over. Space for an upright fridge/freezer and a smoke detector.

### Second Floor Landing

With a velux style window to the rear aspect, built-in storage cupboard housing the modern gas fired combination boiler, smoke detector. Doors to all second floor rooms.

### Bedroom 1: 12' 4" x 8' 11 (3.75m x 2.72m)

Double glazed window to the front aspect, good size built-in wardrobe with four opening doors, single panel radiator, TV and phone points and access to the roof void.

### Bedroom 2: 9' 3" x 6' 10 (2.83m x 2.09m)

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

### Bathroom: 6' 8" x 5' 7 (2.02m x 1.70m)

Fitted with a white three piece suite comprising: panel bath with a mixer tap and wall mounted shower attachment over, wash hand basin and pedestal with taps over, low level WC. Part tiled walls, single panel radiator, wall mounted light/shaver point and a velux style window to the rear aspect.

### Garage: 19' 11" x 9' 0 (6.08m x 2.75m)

An integral garage with an up and over door to the front aspect. Power and light connected.

### Outside

The property benefits from a communal area for the drying of laundry and a wheelie bin storage area is concealed to the end of the main building. Please note; There is no private garden to this property.

### Tenure: Freehold

### Council Tax: Band B

### Energy Performance Rating: Band C (70)

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

**Viewing:** Strictly by appointment only via sole letting agent Tarr Residential on 01460 68890 or at 35 Fore Street, Chard, Somerset TA20 1PT.

### Lettings Requirements

1 Months rent (£850) in advance along with 5 weeks rent (£980.00) by way of deposit to be lodged with the Deposit Protection Scheme.

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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