



Energy Performance Rating: Band F

Tenure: Freehold

Council Tax: Band A

Services: Mains 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.

**Guide Price: £115,000**  
**Bath Street, Chard, Somerset**  
**TA20 2ET**

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Independent Sales, Lettings and Property Management Agents

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**Tarr Residential**

6 Bath Street,  
Chard,  
Somerset  
TA20 2ET

Guide Price: £115,000

- Delightful Stone Cottage
- Town Centre Location
- 1 Double Bedroom
- Sitting Room with Multi-Fuel Burner
- Kitchen
- Updated White Suite Bathroom
- Electric Heating
- Outside Brick Built Store
- Courtyard Style Garden



A delightful end of terrace stone cottage with one double bedroom and conveniently situated in the centre of Chard. The property comprises; sitting room with multi-fuel burner, kitchen and an updated white suite bathroom. Further benefits from electric heating and an enclosed rear courtyard garden with an outside store.



#### Entrance

Approach to a solid timber front door opening to:

#### Sitting Room: 12' 0" x 10' 4" (3.68m x 3.15m)

Timber framed double glazed window to the front aspect with a window seat feature. Attractive brick built fireplace with solid wood mantle and an inset multi-fuel burner. Tiled floor, TV point, two wall-light points and a smoke detector. Wall mounted cupboard housing the electric fuse box. Stairs rising to the first floor with a built-in storage cupboard beneath. Opening to:

#### Kitchen: 12' 7" x 5' 10" (3.83m x 1.8m)

Fitted with a range of light coloured base units, solid timber worktops over with an inset belfast sink with mixer tap over. Space for an electric cooker, space and plumbing for a washing machine and space for a fridge. Single glazed timber framed window to the rear aspect, tiled floor and a part glazed timber door opening to the courtyard garden.

#### First Floor Landing

With a single glazed timber framed window to the rear aspect, built-in cupboard housing a hot water cylinder tank and an immersion heater.

#### Bedroom: 12' 0" x 10' 9" (3.67m x 3.27m) (max)

Double glazed timber framed window to the front aspect, access to the roof void, two wall-light points and a telephone point.

#### Bathroom: 6' 3" x 5' 10" (1.93m x 1.80m)

Updated with a modern white three piece suite comprising; panel bath with mixer tap, wall mounted Triton electric shower and glass screen over. Wash hand basin and pedestal with mixer tap over and a low level WC. Wall tiling to splash prone areas. Ladder style heated towel rail, shaver point, extractor and an obscure single glazed timber framed window to the rear aspect.

#### Outside

The rear of the property is laid to low maintenance patio and is enclosed by a wall to the rear and timber fencing to both sides. A brick built outside store is positioned to one corner.