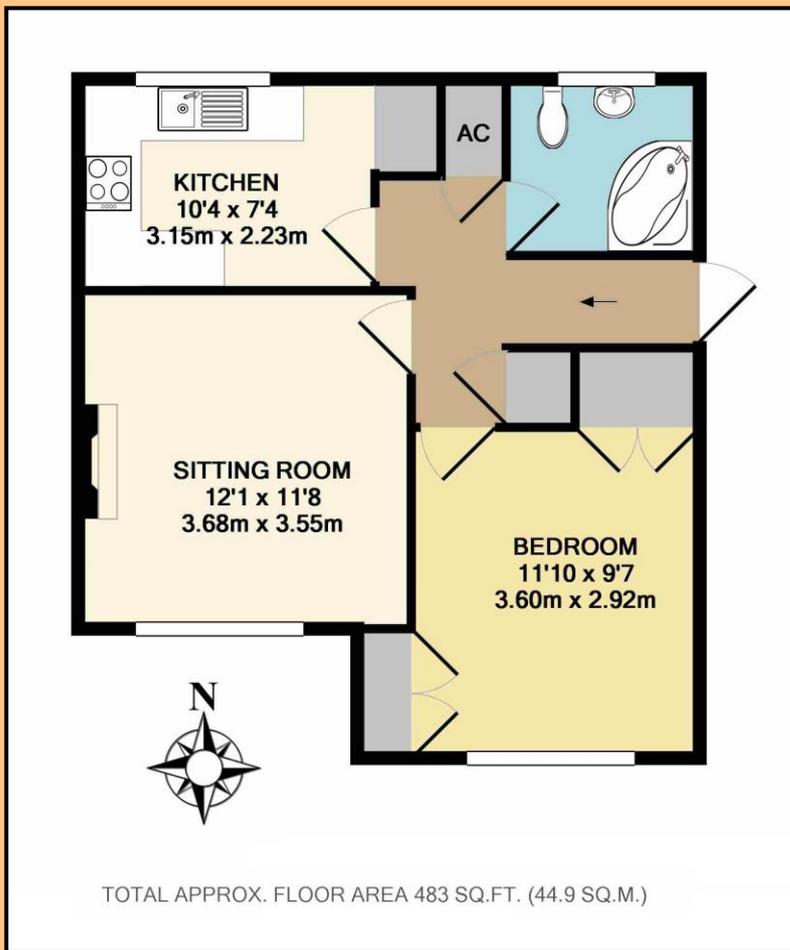




**Asking Price: £99,950**

**Pine Avenue, Chard, Somerset TA20 1BW**

A well presented 1 double bedroom first floor flat with off street parking and private garden, all situated to the end of a cul-de-sac on the ever popular Glynswood development. The property comprises; entrance hall, sitting room with fireplace, kitchen and a white suite bathroom. Further benefits from double glazing and electric heating.



#### Entrance

Approached via a path leading to the steps rising to the front door on the side aspect and opening to:

#### Entrance Hall

With stairs rising to the first floor with a built-in storage cupboard and further built-in airing cupboard, doors to all rooms.

#### Sitting Room: 12' 1" x 11' 8" (3.68m x 3.55m)

Double glazed window to the front aspect, decorative feature fireplace with an inset electric coal effect fire. Electric night storage heater.

#### Kitchen: 10' 4" x 7' 4" (3.15m x 2.23m)

Fitted with a range of wall and base units, rolled edge worktops over and all complemented by tiled splash backs. Inset stainless steel bowl and drainer with taps over. Space for an electric cooker, space and plumbing for a washing machine and further under-counter appliance space. Double glazed window to the rear aspect.

#### Bedroom: 11' 10" x 9' 7" (3.60m x 2.92m)

Double glazed window to the front aspect, two built-in wardrobes and an electric night storage heater.

#### Bathroom: 6' 5" x 6' 2" (1.95m x 1.88m)

Fitted with a modern white three piece suite comprising; corner panel bath with a telephone style mixer tap with shower attachment and a wall mounted electric shower over. Wash hand basin and pedestal with taps over. Low level WC. Part tiled walls, wall mounted heater and an obscure double glazed window to the rear aspect.

#### Outside

The property benefits from its own private rear garden of which is laid to lawn and paving. Space for a timber shed. All enclosed by a combination of timber fencing and mature hedging.

**Tenure:** Leasehold – 999 years from 01/01/1976.

**Council Tax:** Band A

**Energy Performance Rating:** Band E

#### 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.

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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Independent Estate and Letting Agents

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