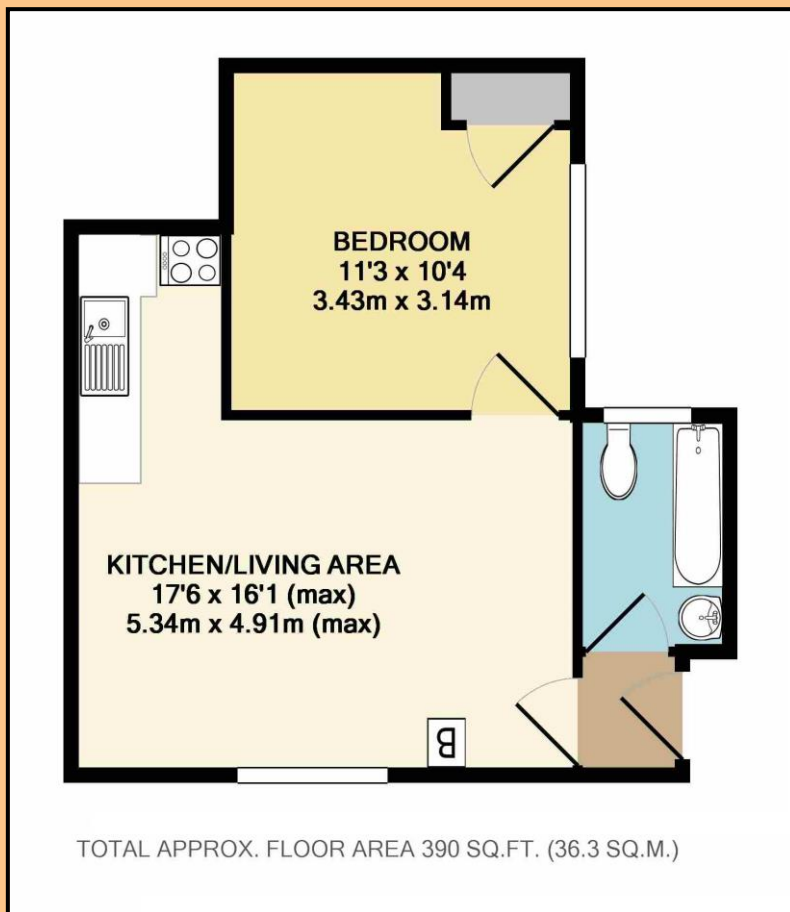




TO LET: £450 pcm Un-Furnished
Fore Street, Chard, Somerset TA20 1PP

A well presented 1 double bedroom first floor flat conveniently located in the town centre. The property comprises; communal hall, entrance lobby, open-plan kitchen/living area and a white suite bathroom. Further benefits from gas fired heating via a combination boiler, double glazing and neutral decoration throughout. Sorry NO Pets or Housing Benefit.

READY 1st April 2018.



Entrance

Approach to a solid timber main entrance door opening to the communal hall with a tiled floor and a cupboard housing the electric and gas meters. Stairs rise to the first floor to give access to the flat. Solid wood door opens to:

Entrance Lobby

With coat hanging space and a wall mounted intercom entry system. Door to:

Kitchen/Living Area: 17' 6" x 16' 1" (5.34m x 4.91m)

The living area benefits from a secondary glazed sash window to the front aspect, double panel radiator, TV and telephone points, two wall-light points, electric fuse box, wall mounted Remeha gas fired combination boiler and access to the roof void. The kitchen area is fitted with a modern range of white fronted wall and base units, rolled edge worktops over and all complemented by tiled splash-backs. Inset stainless steel bowl and drainer with mixer tap over. Electric cooker with an extractor over. Space and plumbing for a washing machine and space for a fridge. Natural light tube.

Bedroom: 11' 3" x 10' 4" (3.43m x 3.14m)

Double glazed window to the side aspect, double panel radiator, TV point and a built-in single wardrobe.

Bathroom: 6' 6" x 4' 10" (1.99m x 1.48m)

Fitted with a white three piece suite comprising; panel bath with a mixer tap and shower attachment. Wash hand basin and pedestal with taps over. Low level WC. Part tiled walls, ladder style heated towel rail, extractor and an on obscure double glazed window to the rear aspect.

Tenure: Un-Furnished Let. Sorry NO Pets.

Council Tax: Band B

Energy Performance Rating: Band TBA

Services

Mains Gas, Electric, Water and Drainage. The Electric and Gas are both on key meters.

Viewing

Strictly by appointment only via sole letting 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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