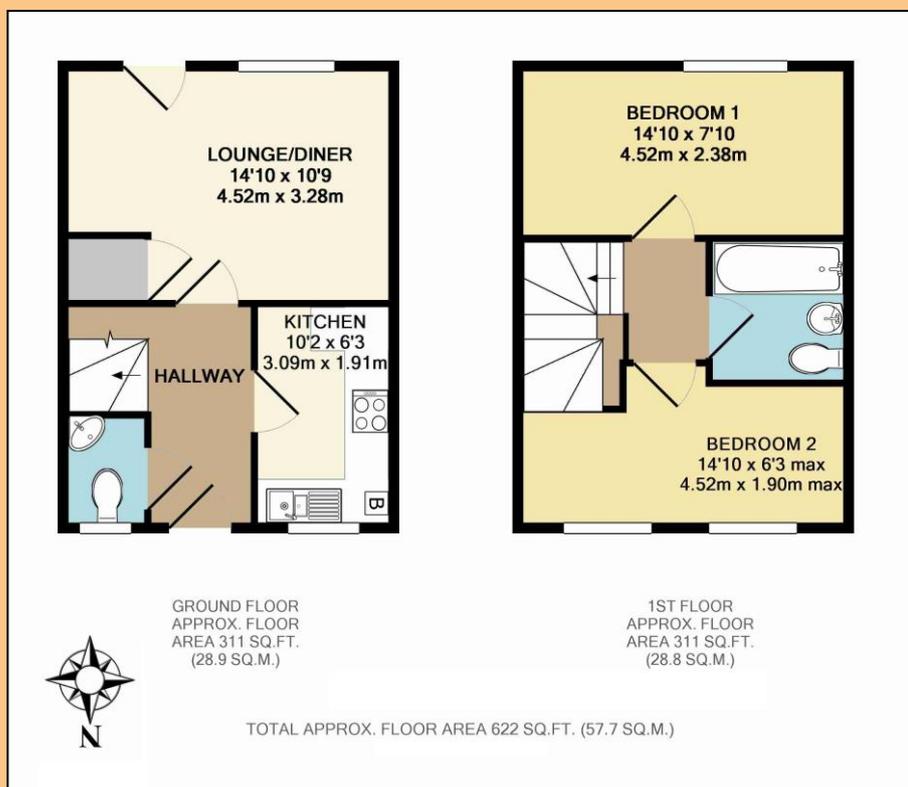




TO LET: £625 pcm Un-Furnished
Wyatt Way, Chard, Somerset TA20 1EG

A 2 double bedroom modern terraced property tucked away in a quiet cul-de-sac location within easy walking distance to the town centre. Comprises; entrance hall, cloakroom, modern kitchen, 14ft lounge / dining area and a white suite bathroom. Further benefits from double glazing, gas fired heating via a combination boiler, enclosed south-facing garden and off street parking. **READY NOW.**



Entrance

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

Entrance Hall

With stairs rising to the first floor, good quality wood effect laminate flooring, single panel radiator, wall mounted thermostat, two telephone points and a smoke detector. Door to:

Cloakroom: 5' 1" x 3' 10" (1.54m x 1.17m)

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

Kitchen: 10' 2" x 5' 7" (3.09m x 1.71m)

Fitted with a modern range of wood effect wall and base units, square edge worktops over and all complemented by tiled splash backs. Inset stainless steel one and a half bowl and drainer with mixer tap over. Built-in stainless steel double oven, four burner gas hob and a stainless steel Whirlpool extractor over. Wall unit housing the Glow Worm gas fired combination boiler, space and plumbing for a washing machine and space for an upright fridge/freezer. Single panel radiator and a double glazed window to the front aspect.

Lounge / Dining Area: 10' 9" x 14' 10" (3.28m x 4.52m)

Double glazed window to the rear aspect and a part double glazed door opening to the rear garden. Double panel radiator, wood effect laminate flooring, TV and telephone points and an under-stairs storage cupboard.

First Floor Landing

With access to the roof void, smoke detector and doors to all first floor rooms.

Bedroom 1: 14' 10" x 7' 10" (4.52m x 2.38m)

Double glazed window to the rear aspect, single panel radiator and a TV point.

Bedroom 2: 14' 10" x 6' 3" (4.52m x 1.90m) (max)

Two double glazed windows to the front aspect, single panel radiator and a TV point.

Bathroom: 6' 7" x 6' 5" (2.00m x 1.96m)

Fitted with a white three piece suite comprising; panel bath with a mixer tap and a wall mounted thermostatic shower over. Wash hand basin and pedestal and a low level WC. Part tiled walls, ladder style heated towel rail, extractor and a shaver point.

Outside

The front of the property is low maintenance and benefits from a block paved off street parking space. A short path leads to the front door and is bordered on each side by gravel borders. The south facing rear garden enjoys a good degree of privacy and is enclosed by a combination of timber fencing to each side and a high level wall to the rear boundary. A paved patio and gravel area heads the lounge doors and provides a good seating space. The remainder of the garden is laid to lawn. Space for a timber shed.

Tenure: Un-Furnished Let

Council Tax: Band B

Energy Performance Rating: Band C

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.

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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