



Tenure: Freehold

Council Tax: Band C

Energy Performance Rating: Band E

Services: Mains Gas, 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

**Guide Price: £295,000**  
**Catchgate Lane, Chard, Somerset**  
**TA20 1LF**



**Uplands,  
Catchgate Lane,  
Chard, Somerset  
TA20 1LF**

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- **Superb 1930's Style Home**
- **Edge of Town Location**
- **3 Bedrooms**
- **Sitting Room with Fireplace**
- **Dining Room & Sunroom**
- **Modern Fitted Kitchen**
- **White Suite Bathroom**
- **Gas Fired Heating & Double Glazing**
- **Garage & Off Street Parking**
- **Large Garden Backing onto Fields**

**A superb and substantial 1930's art deco style 3 bedroom semi detached property with many period features, off street parking for a good number of vehicles, garage and good size rear garden backing onto fields. The property comprises; entrance porch, inner hall, sitting room with bay window and fireplace, dining room, sunroom, modern fitted kitchen and a first floor white suite bathroom. Further benefits from gas fired heating and double glazing.**



**Entrance Porch:** 4' 6" x 4' 5" (1.37m x 1.34m)

Approach via the driveway heading the garage and the uPVC part double glazed door opening to: Entrance Porch on the side aspect with a double glazed window to the front and a solid timber door opening to:

**Entrance Hall**

A good size hall with stairs rising to the the first floor, double glazed window to the front aspect, wood effect laminate flooring, single panel radiator, picture rail and coving. Built-in under-stairs storage cupboard with a window to the side aspect. Stripped wood skirting boards and internal doors to all rooms.

**Sitting Room:** 12' 6" x 12' 0" (3.80m x 3.65m)

Attractive feature victorian style fireplace with a wood surround and tiled insert. Double glazed bay window to the front aspect, double panel radiator, three wall-light points, picture rail and coving. Glazed double doors opening to:

**Dining Room:** 12' 0" x 11' 5" (3.66m x 3.47m)

Feature Art Deco fireplace with a solid oak surround. Built-in storage cupboard with display cabinet over, single panel radiator, TV point, picture rail and coving. Windows and glazed double doors opening to:

**Sun Room:** 10' 1" x 6' 2" (3.07m x 1.88m)

Double glazed windows and french doors over-looking and opening to the patio and garden. Wood effect laminate flooring, power points and coving.

**Kitchen:** 16' 1" x 7' 10" (4.90m x 2.40m)

Fitted with a modern range of cream fronted wall and base units with rolled edge worktops over and all complemented by tiled splash backs. Inset stainless steel bowl and drainer with mixer tap over. Space for an electric cooker with extractor over. Space and plumbing for a slim-line dishwasher and washing machine, space for an under-counter fridge. Wall mounted Glow Worm gas fired boiler, single panel radiator, tiled floor, double glazed window to the side aspect and double glazed french doors opening to the patio area.

**First Floor Landing**

With access to the roof void, double glazed window to the side aspect, smoke detector, picture rail and coving.

**Bedroom 1:** 12' 0" x 10' 11" (3.65m x 3.34m)

Double glazed bay window to the front aspect with views over the Chard town. Attractive feature period fireplace, single panel radiator, Built-in storage cupboard, picture rail and coving.

**Bedroom 2:** 11' 11" x 10' 11" (3.64m x 3.33m)

Double glazed window to the rear aspect with excellent views over the garden and countryside beyond. Attractive feature period fireplace and a single panel radiator. Built-in cupboard housing the hot water cylinder tank. Telephone point, picture and coving.

**Bedroom 3:** 7' 5" x 7' 5" (2.27m x 2.27m)

Double glazed window to the front aspect, picture rail and coving.

**Bathroom:** 8' 4" x 7' 5" (2.53m x 2.26m)

Fitted with a white three piece suite comprising; panel bath with a central telephone style mixer tap with wall mounted shower attachment over. Wash hand basin and pedestal with taps over. Low level WC. Part tiled walls, single panel radiator, coving and two double glazed windows to the side aspect.

**Garage:** 19' 0" x 10' 0" (5.80m x 3.05m)

A slightly larger than average single garage with an up and over to the front aspect heading the driveway. Window to the rear aspect. Power and light connected.

**Outside**

The property benefits from off street parking for a good number of vehicles to the front and side aspects. A mature hedge forms the side and front boundary. A timber gate to the side of the garage provides access to: The enclosed rear garden is of a very good size and backs onto an open field. A large paved patio is accessed from both the sunroom and kitchen doors. Two steps rise to the main lawn with borders filled with a good variety of mature shrubs and hedging. Space for a good size timber workshop.