

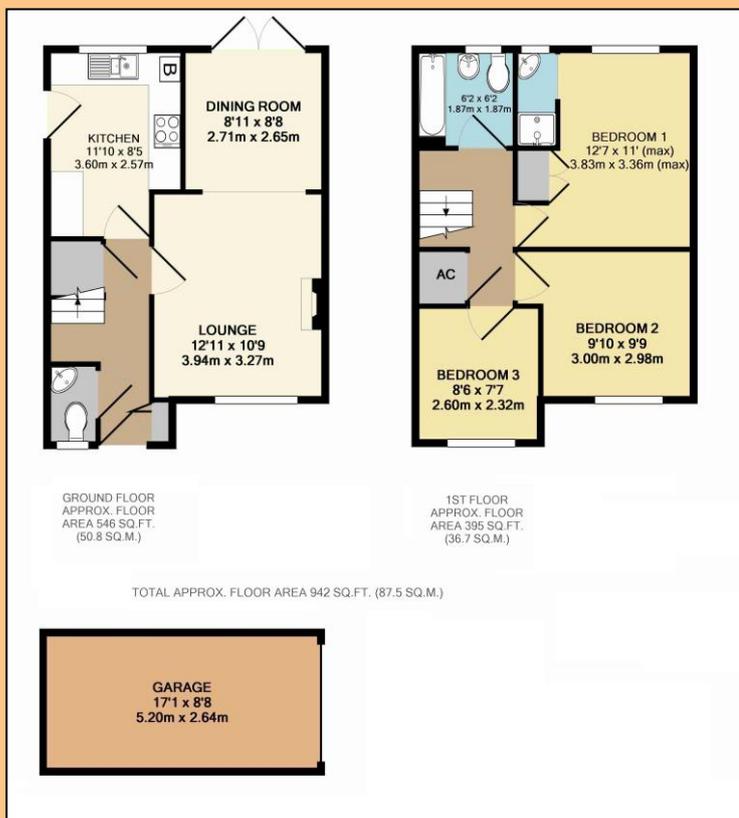


**TO LET: £775 pcm Un-Furnished**

**Mervyn Ball Close, Chard, Somerset TA20 1EJ**

An extremely well presented and modern 3 bedroom detached property situated within easy walking distance to the ever popular Redstart Primary School in Chard. Comprises; entrance hall, cloakroom, kitchen, lounge and dining area, first floor bathroom and an en-suite shower room to the master bedroom. Benefits from double glazing, gas fired heating, enclosed rear garden, driveway and garage.

**READY BEGINNING FEBRUARY**



**Bedroom 1:** 12' 7" x 11' 0" (3.83m x 3.36m) (max)  
Double glazed window to the rear aspect with views towards countryside beyond. Built-in double wardrobe, single panel radiator, telephone point and a coved ceiling. Archway to:

**En-Suite Shower Room**  
Fitted with a fully tiled square cubicle, wall mounted Triton electric shower and a glass folding door. Wall mounted corner wash hand basin with mixer tap and tiled splash back over, wall light, extractor and an obscure double glazed window to the rear aspect.

**Bedroom 2:** 9' 10" x 9' 9" (3.00m x 2.98m)  
Double glazed window to the front aspect and a single panel radiator. Build in wardrobes.

**Bedroom 3:** 8' 6" x 7' 7" (2.60m x 2.32m)  
Double glazed window to the front aspect and a single panel radiator.

**Bathroom:** 6' 2" x 6' 2" (1.87m x 1.87m)  
Fitted with a white three piece suite comprising; panel bath with a mixer tap, wall mounted Triton electric shower and a glass folding screen over, wash hand basin and pedestal with mixer tap over and a low level WC. Part tiled walls, single panel radiator, extractor and an obscure double glazed window to the rear aspect.

**Garage:** 17' 1" x 8' 8" (5.20m x 2.64m)  
A detached single garage set on the end of a small block closest to the front of the property with two off street parking spaces heading the electric remote controlled roller door. Pitched roof giving additional eaves storage, power and light connected.

**Outside**  
The front of the property is approached via a short paved path and step down to the front door. the garage is positioned to the front also with the two off street parking spaces heading the garage door. The front garden is low maintenance and has an assortment of beds planted with a good variety of mature shrubs, plants and flowers. A grass area is to the side of the property. A timber gate between the neighbouring property provides access to:

The south facing rear garden benefits from a private good sized paved patio area heading the dining room doors, four steps lead down to a further area of which is gravel chipped and planted with an interesting variety of mature shrubs, small trees and plants. Outside water tap. All enclosed by a combination of a high level brick walling and timber fencing.

**Tenure:** Un-Furnished Let. Sorry No Pets

**Council Tax:** Band C

**Energy performance Rating:** Band D

**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.

#### Entrance

Approach via a paved path and step down to the part double glazed front door with storm canopy and wall mounted outside light over. Opening to:

#### Entrance Hall

With stairs riding to the first floor, built-in cupboard housing the electric fuse box and storage shelves, single panel radiator, wall mounted thermostat, telephone point, further built-in under-stairs storage cupboard and a coved ceiling. Door to:

**Cloakroom:** 5' 1" x 2' 11" (1.55m x 0.90m)

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

**Lounge:** 11' 0" x 9' 10" (3.36m x 3.00m)

Double glazed window to the front aspect, attractive fireplace with a wood surround and an inset electric flame effect fire. Single panel radiator, TV point and a coved ceiling. Large opening to:

**Dining Room:** 8' 11" x 8' 8" (2.71m x 2.65m)

Double glazed double opening doors to the rear patio area, single panel radiator and a coved ceiling.

**Kitchen:** 11' 10" x 8' 5" (3.60m x 2.57m)

Fitted with a range of modern wood effect fronted 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 oven with four burner gas hob and concealed extractor over. Wall unit housing the Glow Worm gas fired boiler, space and plumbing for a washing machine, space for an upright fridge/freezer, breakfast bar feature with space for seating under. Double glazed window to the rear aspect over-looking the garden and a part double glazed door to outside.

#### First Floor Landing

With access to the roof void, built-in cupboard housing the hot water cylinder tank and electric immersion heater. Single panel radiator and a smoke detector.

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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