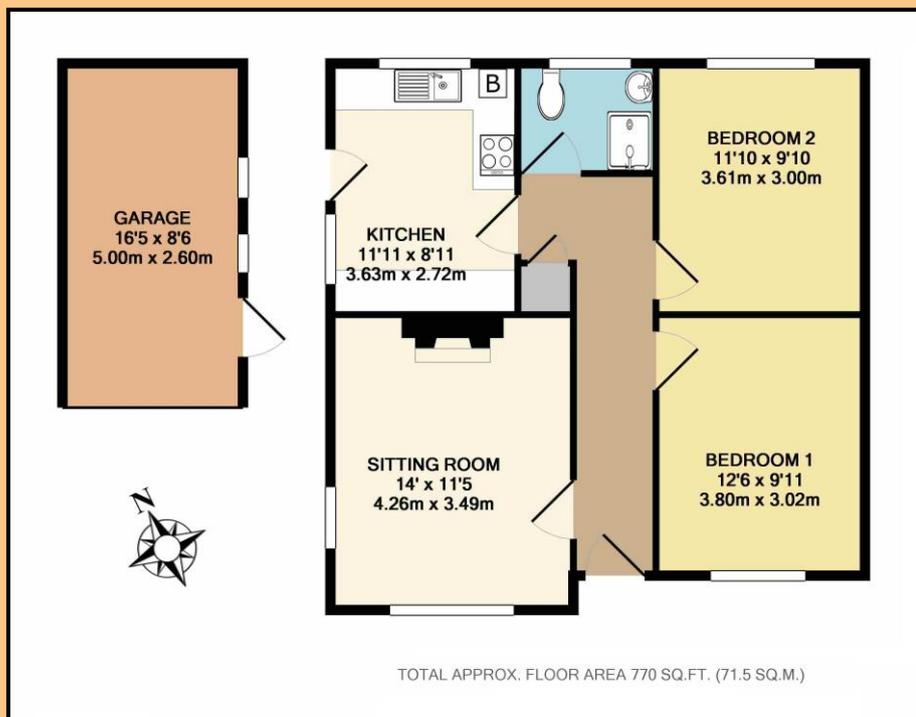




TO LET: £695 pcm Un-Furnished
King Cerdic Close, Chard, Somerset TA20 2JB

A re-furnished 2 double bedroom semi detached bungalow with garage and off street parking for a number of vehicles, all situated within a quiet cul-de-sac location. The property comprises; entrance hall, sitting room with fireplace, NEW fitted kitchen and a NEW white suite shower room. Further benefits from gas fired heating via a NEW combination boiler, double glazing and good size gardens. Sorry NO Pets. READY NOW



Entrance

Approached via the driveway and path leading to the uPVC part double glazed front door. Opening to:

Entrance Hall

With access to the roof void, built-in storage cupboard, single panel radiator, telephone point and a wall mounted thermostat.

Sitting Room: 14' 0" x 11' 5" (4.26m x 3.49m)

A dual aspect room with double glazed windows to the side and front. Attractive feature fireplace with a marble hearth and an inset gas coal effect fire. Double panel radiator, TV and telephone points.

Kitchen: 11' 11" x 8' 11" (3.63m x 2.72m)

Re-fitted with a NEW range of light fronted, soft closing wall and base units. Rolled edge worktops over with an inset stainless steel bowl and drainer with mixer tap over. Built-in oven with a ceramic hob, glass splash-back and extractor over. Space and plumbing for a washing machine. NEW wall mounted Remeha gas fired combination boiler. Wood laminate flooring, single panel radiator and two double glazed windows. Part double glazed door opening to outside.

Bedroom 1: 12' 6" x 9' 11" (3.80m x 3.02m)

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

Bedroom 2: 11' 10" x 9' 10" (3.60m x 3.00m)

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

Shower Room: 6' 5" x 5' 0" (1.95m x 1.53m)

Updated with a modern white three piece suite comprising; double cubicle with a glass screen and wall mounted electric shower over. Wash hand basin and pedestal with mixer tap over. Low level WC. Laminate flooring, chrome ladder style heated towel rail and an obscure double glazed window to the rear aspect.

Garage: 16' 5" x 8' 6" (5m x 2.60m)

A detached single garage with an up and over door to the front aspect heading the driveway. Side access door and two windows.

Outside

The property benefits from a long driveway to the side and heading the garage providing off street parking for a number of vehicles. A path leads to the front door. The front garden is mainly laid to lawn. The rear garden is of a good size and fully enclosed by timber fencing. A paved patio leads on to the gently sloping lawn. Outside water tap.

Tenure: Un-Furnished Let. Sorry NO Pets.

Council Tax: Band C

Energy Performance Rating: Band E

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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