



**DERBYSHIRE'S**  
— *Estate Agents* —

7 Cedar Close, Chard, TA20 1DB



PROPERTY

A beautifully presented detached two bedroom bungalow in a popular location and benefitting from UPVC double glazing, gas central heating including a newly fitted Valiant gas combi-boiler. There is also a UPVC double glazed conservatory and a patio terrace overlooks the garden. The garden is private, laid to lawn and is stocked with a good variety of flowers and shrubs. There is a garage and off road parking. The property is offered with no onward chain.

SITUATION

The property is located in a very pleasant residential area of Chard about half a mile from the centre of town and within easy reach of all amenities. Chard is well served with a wide range of facilities including major supermarkets, smaller shops, banks and medical services and the County Town of Taunton is just 16 miles to the North and the award winning south Jurassic coastline is also within easy travelling. There are mainline railway stations available at both Crewkerne and Axminster (approximately 7 miles).



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	

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Guide Price £300,000

### **ENTRANCE HALL**

Double glazed entrance door accessed via storm porch with glazed obscure panel, with loft hatch into roof space. Built-in storage cupboard with hanging rail. Telephone point. Radiator. High level consumer unit. Further built-in airing cupboard with slatted shelving and ladder style heated towel rail. Doors off to all rooms.

### **LOUNGE/DINER**

An L-shaped room with double glazed window to the front. Patio doors leading out into the conservatory. Television point. 2 radiators. Fireplace with mantle over.

### **CONSERVATORY**

Of UPVC construction with glazed panels, overlooking the rear garden. Power connected. Further double glazed patio door leading out into the rear garden with windows to the rear and side.

### **KITCHEN/BREAKFAST ROOM**

Double glazed window to the rear. An L-shaped room with a wide range of wall and floor mounted units with roll edged worktops and tiled splashbacks. One and a half bowl sink unit with mixer tap over. Breakfast bar with further double storage unit. Inset gas hob with extractor hood over. Built-in Neff oven. Integrated dish washer. Integrated larder fridge. Space and plumbing for washing machine. Radiator. Larder unit which conceals the newly fitted gas central heating combi-boiler (fitted in March 2014). Telephone point. Serving hatch through to the lounge/diner. Vinyl cushion flooring. Double glazed door leads to the side of the property with obscure glazed panel and then on to the rear garden.

### **BEDROOM 1**

A good sized room with double glazed window to the front, radiator and a wide range of fitted bedroom furniture comprising wardrobes, storage cupboards and chest of drawers with display

shelving. Dressing area with further wardrobe and cupboard space. Television point. Telephone point.

### **BEDROOM 2**

Double glazed window to the side. Radiator. Fitted wardrobes with drawers providing storage space with hanging rails and shelving.

### **BATHROOM**

Double glazed obscure window to the side. Suite comprising WC. Wash hand basin and panelled bath with shower over via the tap attachment and side screen. Fully tiled walls. Radiator.

### **GARAGE**

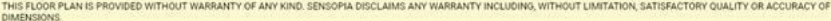
Accessed through electric door the garage has light and power connected. There is a pitched roof and personal door with steps that lead to the side.

### **OUTSIDE**

To the front of the property and set back from the road is beautifully presented and maintained by the current owners and is open plan mainly laid to lawn with flower and shrub borders, a newly blocked paved path provides access to the front door as well as a side wooden gate providing access into the rear garden.

### **REAR GARDEN**

A fully enclosed rear garden again beautifully presented and maintained by the current owners with a variety of flowers, shrubs and trees. Good sized paved patio area with steps onto an area of lawn. To the side of the property the paved patio continues where storage space can be found together with a further area of lawn and access to the garage. The garden offers a high degree of privacy with high hedging to the rear.



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Directions -







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