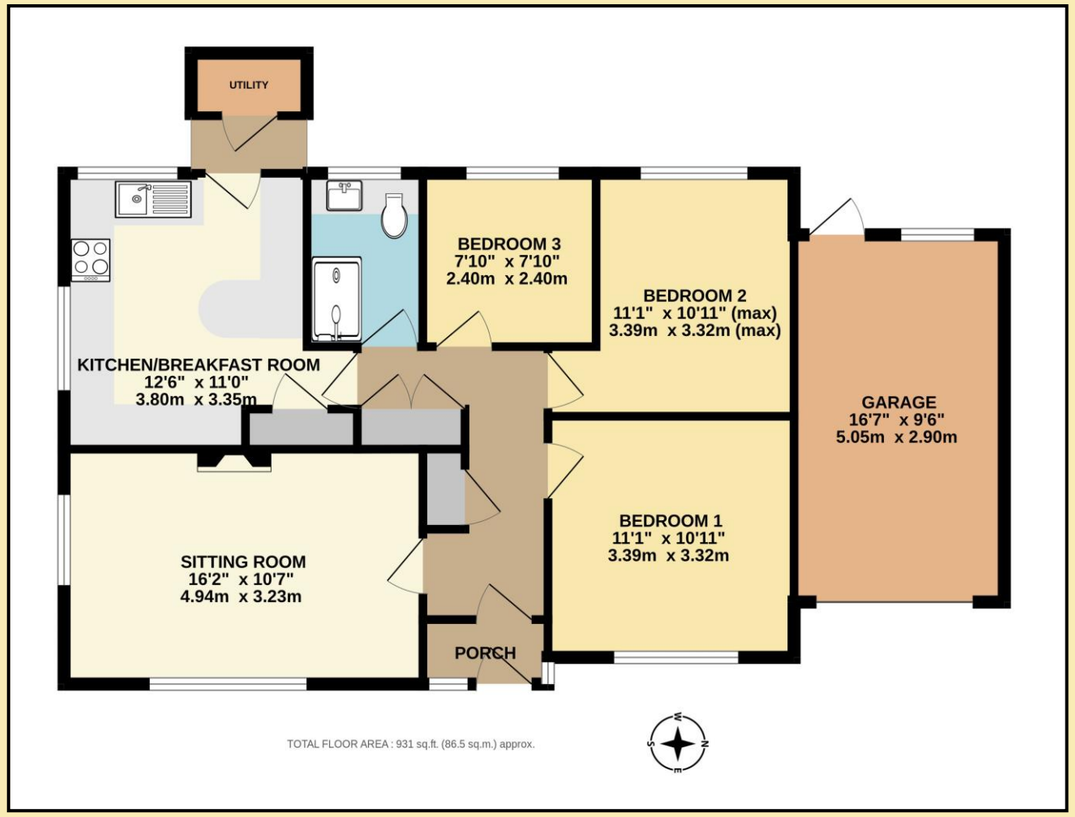

Tenure: Freehold

Council Tax: Band D

Energy Performance Rating: C (70)

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: £365,000

Lyddons Mead, Chard, Somerset TA20 1HD

Brownie,
Lyddons Mead,
Chard, Somerset
TA20 1HD

Guide Price: £365,000

- **Beautifully Presented Detached Bungalow**
- **Quiet, Highly Desirable Cul-de-Sac Location**
- **Superb Private Good Size Rear Garden**
- **3 Bedrooms**
- **Stunning Updated Kitchen/Breakfast Room**
- **Dual Aspect Sitting Room with Log Burner**
- **Re-Fitted White Suite Shower Room**
- **Utility Space**
- **Double Glazing & Gas Fired Heating**
- **Garage & Off Road Parking**

NO ONWARD CHAIN. Situated within the highly desirable cul-de-sac location of Lyddons Mead is this beautifully presented and detached 3 bedroom bungalow with a superb west facing rear garden, garage and off road parking. The property comprises; entrance porch, inner hall, dual aspect sitting room with log burner, stunning kitchen/breakfast room with integrated appliances and quartz worktops and an updated white suite shower room. Further benefits from double glazing and gas fired heating.

Approach
The property is situated towards the end of the Lyddons Mead cul-de-sac and approached via twin opening gates giving access to the driveway and garage. A path leads to the double glazed front door opening to:

Entrance Porch: 4' 11'' x 2' 11'' (1.49m x 0.89m)
With a double glazed window to the front and side aspects. Further door to:

Inner Hall
With two good size built in storage cupboards, access to the roof void, wall mounted radiator and a smoke detector.

Sitting Room: 16' 2'' x 10' 7'' (4.94m x 3.23m)
A dual aspect room with double glazed windows to the front and side. Feature inset log burner with a slate hearth. Wood laminate flooring, two wall mounted radiators and a TV point.

Kitchen/Breakfast Room: 12' 6'' x 11' 0'' (3.80m x 3.35m)
Dual aspect with double glazed windows to the rear and side. Updated and fitted with a superb range of grey fronted, soft closing 'shaker' style wall and base units, solid quartz worktops and all complemented by tiled splash backs. Inset bowl and drainer with Quooker hot water and filter water tap over. Integrated dishwasher. Built in high level Neff double oven with a separate Neff induction hob and a modern Hotpoint extractor over. Integrated fridge/freezer. Space and plumbing for a washing machine. Breakfast bar feature with space for seating under Built in storage cupboard, electric consumer unit and a wall mounted modern radiator. Door opening to the outside covered walkway giving access to the garden and a separate utility space.

Bedroom 1: 11' 1'' x 10' 11'' (3.39m x 3.32m)
Double glazed window to the front aspect and a single panel radiator.

Bedroom 2: 11' 1'' x 10' 11'' (3.39m x 3.32m) (max)
Double glazed window to the rear aspect over looking the garden and a single panel radiator.

Bedroom 3: 7' 10'' x 7' 10'' (2.40m x 2.40m)
Currently used as a dining room with a double glazed window to the rear aspect, single panel radiator and wood laminate flooring.

Shower Room: 7' 10'' x 5' 3'' (2.40m x 1.60m) (max)
Re-fitted with a modern white three piece suite comprising; 1200mm x 800mm cubicle with a glass screen, door and wall mounted shower over. Fitted bathroom units with an inset wash hand basin with a mixer tap over. Low level WC with a concealed cistern. Obscure double glazed window to the rear aspect, tiled walls and wood effect flooring. Chrome ladder style heated towel rail and an extractor.

Garage: 16' 7'' x 9' 6'' (5.05m x 2.90m)
An attached single garage with an up and over door to the front aspect heading the driveway. Window and rear access door from the garden. Power and light connected.

Outside
The property enjoys a quiet cul-de-sac location and approached via twin opening gates opening to the driveway providing off road parking for a number of vehicles heading the garage. A path leads to the front door. The front is mainly laid to lawn with borders filled with a good variety of mature shrubs and plants. All enclosed by a combination of low built walls and timber fencing. A path to the side of the property gives access to:

The level west facing rear garden is of a very good size and extremely well maintained. Mainly laid to lawn with mature beds filled with an established variety of trees. shrubs, plants and flowers. A raised timber decked seating space is accessed from the rear door and over looks the garden, a gravel chipped path leads to space for a summerhouse located at the rear boundary. Space for a timber shed. All enclosed by timber fencing.

Tarr Residential W: www.tarrresidential.co.uk T: 01460 68890 E: chard@tarrresidential.co.uk