



To Let

Chard, TA20 1EE

Monthly Rental Of £625



ORCHARDS
ESTATES

Well presented one bedroom home with the added benefit of off road parking and a garden. The accommodation comprises spacious living room, fitted kitchen, double bedroom and bathroom. The private enclosed garden is of a good size and the off road parking area is located behind gates which can be accessed to the side of the properties.

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LOCATION

Chard offers a wide range of amenities with a choice of major supermarkets, smaller retailers, educational and leisure facilities, whilst the County Town of Taunton is just 14 miles away to the North within easy access to the M5 motorway and intercity rail service. The World Heritage Jurassic Coast is a similar distance to the South at Lyme Regis.

Entrance Porch

Double glazed door to side, side aspect double glazed window and door into living room.

Living Room - 12' 9" x 12' 0" (3.878m x 3.650m)

Front aspect double glazed window, laid to recently fitted carpet, gas fire and stairs to first floor.

Kitchen - 9' 2" x 6' 9" (2.805m x 2.056m)

Front aspect double glazed window, fitted kitchen comprising a range of wall and base units with worktops over, one and a half bowl sink, gas cooker, plumbing for washing machine, space for fridge/freezer, vinyl flooring and tiled splash backs.

Landing

Laid to recently fitted carpet, airing cupboard housing hot water tank and doors to:

Bedroom - 12' 9" x 10' 1" (3.882m x 3.082m)

Front aspect double glazed window, laid to recently fitted carpet, alcove with hanging space, storage cupboard over stairs, access to loft and gas heater.

Bathroom

Front aspect double glazed window, bath with electric shower over, pedestal wash hand basin, WC, tiled walls, vinyl flooring and chrome heated towel rail.

Garden

Accessed via a gate to the side of the property it is mainly laid to lawn with a shingle pathway, pond, shed and planted borders enclosed by fencing.

Parking

Paved parking area accessed via double gates.

AGENTS NOTE

We have a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. We are passionate about the local area and are always looking for ways to support our local community. Covering Yeovil, Sherborne, Crewkerne, Martock, South Petherton, Chard and Ilminster, along with surrounding towns and villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and Conveyancing. In fact everything that you could need to help you move.



Directions

Proceed along the A358 towards Chard. Take the right turn into Thorndun Park Drive. Follow the road round and take the right turn into Crib Close. The property can be found on the right hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



This floor plan is for illustrative purposes only. All measurements and items are approximate and should not be relied upon for accuracy. Any buyer should only use this plan for illustrative purposes only



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