



Knowle Green Farm Knowle St. Giles, Chard, TA20 4AY

£1,400 Per Month

- Rural Three Bedroom Semi Detached House
- UPVC Double Glazing
- 3 Double Bedrooms
- Water included in Rent
- Rural location with countryside views
- Spacious Kitchen/Diner
- Outside Utility Area and Cloakroom
- Bathroom with Separate Shower
- EPC Rating D
- Parking for 3 Vehicles

Knowle Green Farm Knowle St. Giles, Chard TA20 4AY

Nestled in the charming village of Knowle St. Giles, Chard, this semi-detached house presents an excellent opportunity for those seeking a blend of modern living and rural tranquility. Recently refurbished, the property boasts three spacious double bedrooms, making it ideal for families or those in need of extra space.

The heart of the home is a welcoming reception room, perfect for relaxation or entertaining guests. The well-appointed bathroom features a separate shower, adding convenience to your daily routine.

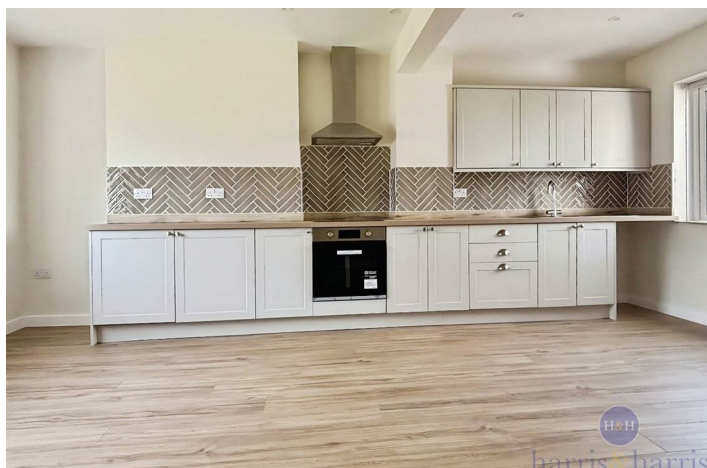
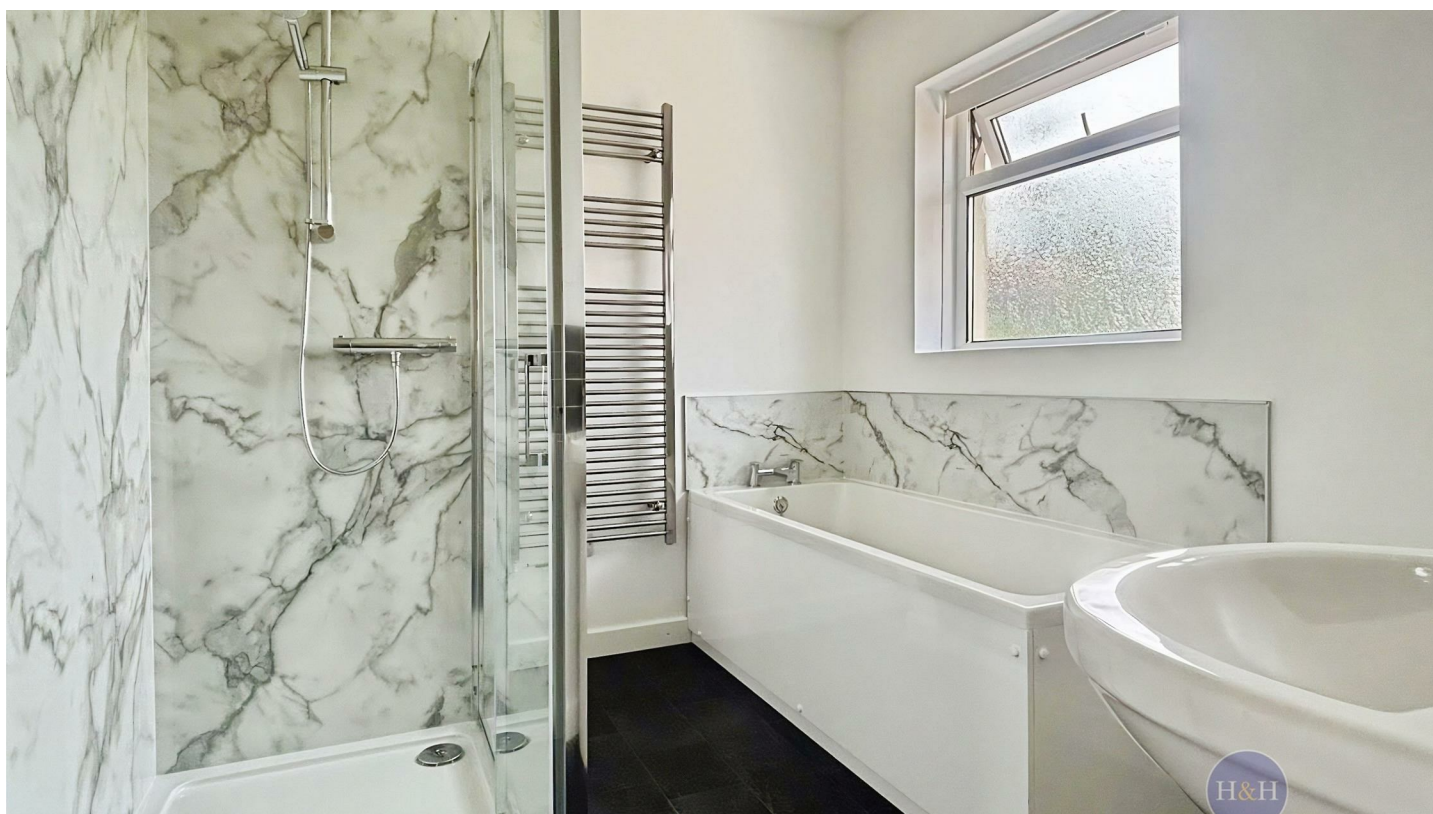
Outside, the property is complemented by a generous garden, providing a delightful space for outdoor activities or simply enjoying the picturesque countryside views that surround the home. Additionally, there is an outside toilet, enhancing the practicality of the garden area.

Parking is a breeze with space for up to three vehicles, ensuring that you and your guests can come and go with ease. The rural location offers a peaceful retreat while still being within reach of local amenities.

This property is a true gem, combining comfort, style, and the beauty of the countryside. It is perfect for those looking to embrace a serene lifestyle in a welcoming community. Don't miss the chance to make this lovely house your new home.



Council Tax Band: C



Entrance Hall / Stairs

Wood effect flooring, magnolia painted walls, white painted ceiling, pendant light fitting, newly fitted beige carpet on staircase

Lounge

Wood effect flooring, magnolia painted walls, white painted ceiling, x2 pendant light fittings, white UPVC dual aspect windows, wooden curtain pole to each window, electric radiator

Kitchen / Diner

Wood effect flooring, magnolia painted walls, white painted ceiling, x2 pendant light fittings, spotlights, herringbone style splashbacks, oven, hob, x2 UPVC dual aspect windows, cream wall and base units, stainless steel sink and drainer, smoke alarm, Dimplex electric heater, leading to larder cupboard with shelving.

Downstairs WC

Wood effect flooring, magnolia painted walls, white painted ceiling, pendant light fitting, white WC

Utility Area

Wood effect flooring, magnolia painted walls, white painted ceiling, pendant light fitting, space and plumbing for washing machine

Landing

Newly fitted beige carpet, magnolia painted walls, white painted ceiling, pendant light fitting, electric heater, white wooden panelled doors into bedrooms and walk in wardrobe

Walk in Wardrobe on Landing

Newly fitted beige carpet, magnolia painted walls, white painted ceiling, pendant light fitting, white UPVC double glazed window, two shelves and two hanging rails

Storage Cupboard on Landing

Newly fitted beige carpet, magnolia painted walls, white painted ceiling, housing water tank

Bedroom 1

Newly fitted beige carpet, magnolia painted walls, white painted ceiling, pendant light fitting, electric radiator, white UPVC double glazed window

Bedroom 2

Newly fitted beige carpet, magnolia painted walls, white painted ceiling, pendant light fitting, electric radiator, white UPVC double glazed window

Bedroom 3

Newly fitted beige carpet, magnolia painted walls, white painted ceiling, pendant light fitting, electric radiator, white UPVC double glazed window

Bathroom

Large walk in shower with marble effect shower wall panels, white bath, white WC, white pedestal sink unit, black tile effect flooring, large stainless steel towel rail

Front Garden

Enclosed front garden with wooden fence and gated access, pathway leading to front door, outside light, lawned area

Rear and Side Gardens

Enclosed rear garden with views over countryside, lawned area to the rear and side gardens, outside tap, gated access into rear garden from car parking area. The car parking area has space for three vehicles.

Letting Information

Council Tax Band C

EPC Rating D

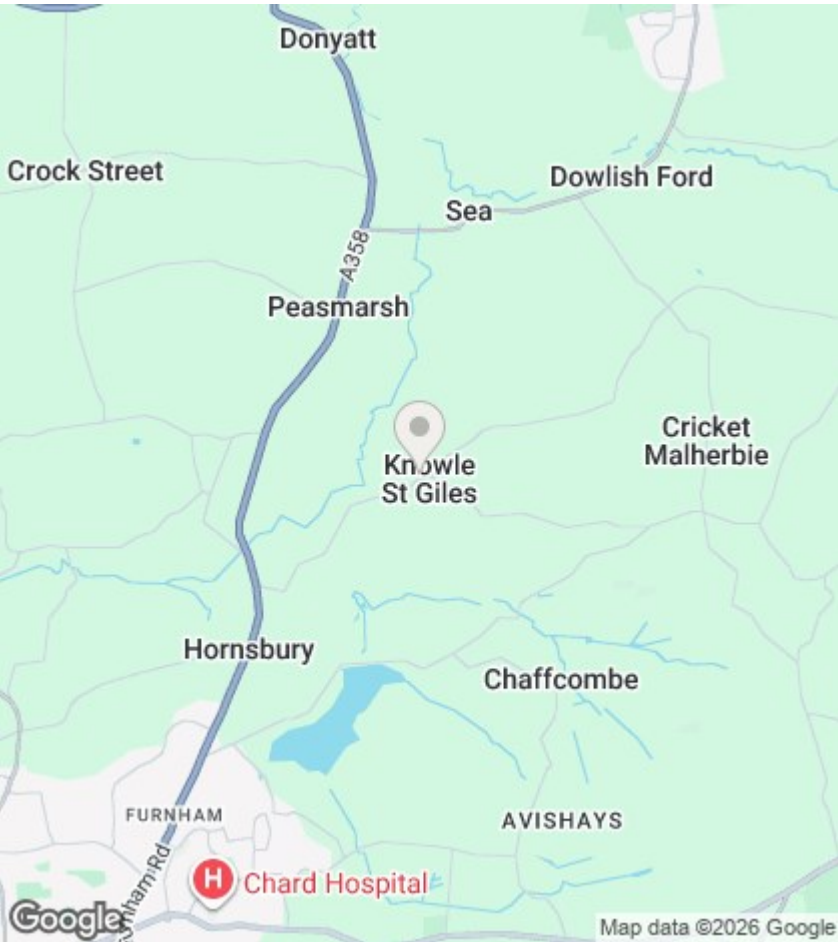
Water included in rent

Deposit £1615

Rent £1400 PCM

FTTC broadband

Mobile network - good



Directions

From our office on West Street Axminster, head North East on the A358 towards Church Street. Turn Left onto Chard Street. At the next Roundabout take the 1st exit onto Chard Road and continue to follow the A358 for 6.6 miles, at the roundabout take the first exit onto Farnham Road, continue to follow the A358 for 1.5 miles and turn Right onto Knowle Lane St Giles follow the road for 0.8 miles and keep left at the triangle, the property is located on the left hand side down a

Viewings

Viewings by arrangement only. Call 01297 630933 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC