



Symonds
& Sampson

Beech View

Combe St. Nicholas, Chard, Somerset

Beech View

Combe St. Nicholas

Chard

Somerset TA20 3NG

In the heart of one of our most popular local villages, this well-proportioned and tastefully improved period home effortlessly blends character, charm and modern convenience.



- Semi-detached period house
- Beautifully presented throughout
- Close to centre of attractive village with amenities
 - Great blend of character features and modern convenience
- Pretty, sunny gardens with room to "grow your own"



Guide Price £375,000

Freehold

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THE PROPERTY

Whether you are upsizing from your first home, or want to downsize to a cosy country cottage, this beautiful home could suit various stages of the property ladder. With typically good proportions and high ceilings, the house has a good feeling of space, aided by a previous extension to the kitchen creating a really lovely ground floor living space that spills out onto a sunny garden perfect for outdoor living in the summer months. Double glazed period-style windows and radiators are sympathetic to the era, whilst the full central heating and updated bathrooms and kitchen give you a touch of modern luxury.

ACCOMMODATION

The main entrance is to the side of the property takes you into a traditional hallway, the tongue and groove panelling adding to the period feel. The spacious living room at the front enjoys views over the village towards the countryside and has a feature fireplace with woodburning stove. Across the rear, the generous kitchen / dining room has been rearranged to create a light filled dual-aspect dining space opening onto the rear patio and enjoying views over the garden. Sage grey modern units are complemented by limed-oak effect laminate worktops with cupboard incorporating integrated dishwasher, large electric hob and two separate under counter electric ovens, alongside practical storage including pull-out larder drawer and deep pan drawers.

As well as an en suite shower room on the first floor, the ground floor bathroom is a practical bonus for families being convenient all day long for both the two and four-legged members of the home! Having been sympathetically updated it includes a freestanding bath, separate shower cubicle with dual head control shower, bespoke vanity wash hand basin unit and WC. The original Victorian built-in cupboards have been retained for character and storage.

On the first floor, the two front bedrooms enjoy further views over the village and the third bedroom makes the most of the built-in storage over the stairs for wardrobe space with period doors. The master bedroom lies at the rear and has a tastefully appointed en suite shower room.

OUTSIDE

The house has pretty gardens, perfect for a small family or those with green fingers who need enough room to "potter" and "grow your own". They enjoy a sunny south-westerly aspect, and have been nicely laid out by the current owners including a sunny courtyard style patio area just outside the kitchen, perfect for entertaining and summer dining. The lawned gardens are all enclosed for safety, with a tall gate leading out to the front. Various sleeper-edged raised beds give you space for flowers and vegetables, whilst an enclosed area houses the oil tank and oil boiler, conveniently out of view. A bark area is ideal for children's play equipment, whilst a separate area houses a log store and room for storage of your recycling bins etc. There is an outside double power point on the patio.

For those that work from home, the adjoining outbuilding is currently used as a utility room and store. Formerly housing a WC (no longer in situ) the outbuilding has water, power and drainage connected and the current owners use it to house both a washing machine and tumble dryer. (Please note, the vendors are currently in the process of arranging a new electrical connection / power point to the outbuilding).

SITUATION

The village is set in lovely countryside not far from the Blackdown Hills, an Area of Outstanding Natural Beauty with its miles and miles of herepaths popular for walking, cycling and horse-riding. Approximately 3 miles from Chard and 6.5 miles from Ilminster, it has great accessibility to all the day to day amenities you require and excellent road links via the A358, A30 and A303.

Both the beautiful Jurassic coast to the south and the M5 Junction at Taunton are within c.30 minutes' drive. The A303 London - Exeter trunk road is just an easy 3 minute drive away. The village appears to have a good sense of community and together with the nearby hamlet of Wadeford has a great deal of parish organisations including History group, Horticultural society, short mat bowls, weekly village café in the village hall, ladies groups, and Gala association that organises lots of events and entertainments.

The village also has its own Football club with four teams including ladies and junior teams, clubhouse and pitch. There is a post office and store, historic parish church, two pubs and Church of England Primary School. Doctors surgeries are available in Chard whilst there are community hospitals in Chard, Axminster, Crewkerne, South Petherton and Honiton. The main district hospitals are at Yeovil and Taunton.

DIRECTIONS

What3words///retailing.watchdogs.vacancies

SERVICES

Mains electricity, water and drainage are connected. Oil fired central heating via external oil fired boiler located in the rear garden.

Superfast broadband is available. Mobile signal is likely outdoors from all four major networks, however you are most likely to receive a voice and data signal indoors from the Vodafone network. Information provided by Ofcom.org.uk

MATERIAL INFORMATION

Somerset Council - Tax Band C

The vendors have kindly informed us that the woodburning stove was installed prior to their ownership. Although it is in working order they do not have any paperwork for its installation, and the chimney is not lined (as is sometimes the case) so they are happy to leave it in situ and any prospective buyer is welcome to get it checked prior to use if they so wish.

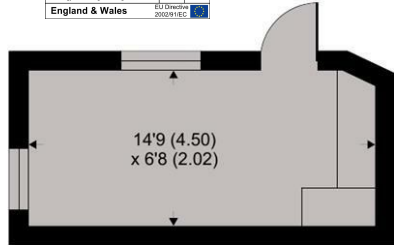
As is common in this area, the title register mentions exclusion of "Mines, minerals and quarries lying below 200ft" and the office is happy to provide a copy of the title register upon request.



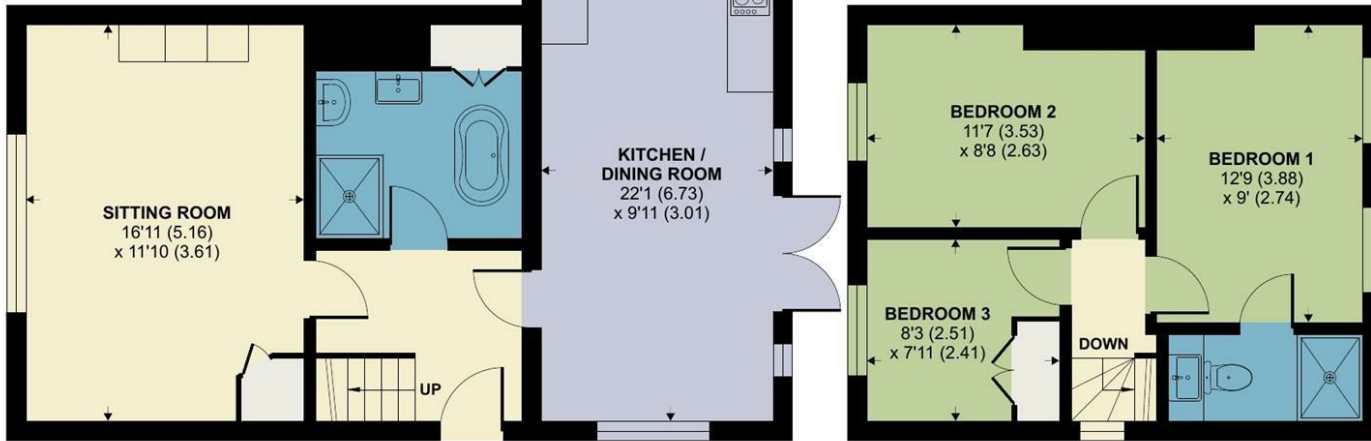
Energy Efficiency Rating		Current	Potential
Very energy efficient (lowest running costs)			
A	92-100	81	
B	81-91		
C	69-80	58	
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Very energy inefficient (highest running costs)			
England & Wales EPC Directive 2002/91/EC			

Combe St. Nicholas, Chard

Approximate Area = 944 sq ft / 87.7 sq m
 Outbuilding = 97 sq ft / 9 sq m
 Total = 1041 sq ft / 96.7 sq m
 For identification only - Not to scale



OUTBUILDING



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1179750



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