

Symonds
& Sampson



Pentire

Lyddons Mead, Chard, Somerset

Pentire

Lyddons Mead

Chard

Somerset TA20 1HD

A substantial and traditional family home with fantastic scope, set in a generous plot of just under a fifth of an acre within a mature and leafy residential area towards the edge of town.



- 1940's detached family home
- Popular residential area towards the edge of town
- Not far from the Chard Reservoir nature reserve
 - Convenient for town centre facilities
 - Scope for ground floor bedroom / annexe
 - Generous bedrooms proportions throughout
- Set in mature grounds of 0.19 acres (0.08 hectares)
 - Ample driveway parking

Guide Price £400,000

Freehold

Ilminster Sales
01460 200790
ilminster@symondsandsampson.co.uk



THE PROPERTY

For those who like the traditional feel of a older home, this substantial family home offers great potential. Whether you need scope for a ground floor annexe, want to create an impressive master suite from the generous first floor rooms or simply want to put your own stamp on it, the layout gives you lots of options. With a slight nod to the art deco period, and its large rear garden it's a home that can very much grow with your family's needs.

ACCOMMODATION

In keeping with the era, and a-symmetrical styling, an initial entrance lobby opens through to a large entrance hall with room under the stairs for coats etc. All the principal rooms are off the hall including a good size dual aspect sitting room including stone fireplace, and patio doors opening onto the rear garden. The formal dining room includes a second fireplace and also overlooks the rear garden. The kitchen / breakfast room is a sociable space with room for a good size table to the front, and fitted with a range of contemporary grey units including quartz effect worktops, two electric ovens, induction hob and AEG extractor over. There is also an integrated fridge freezer and dishwasher, whilst the adjacent WC / Utility area includes plumbing for your washing machine. Adjoining is an additional area with copious storage cupboards offering excellent extra space for a busy family. An extra ground floor reception room to the front would make a perfect space to work from home, with its additional side door giving you an extra point of access from the front without coming through the house. Alternatively, those needing a ground floor bedroom or scope for ancillary accommodation could utilise these adjoining spaces to create an bedroom / shower suite potentially with a kitchenette, subject to the necessary consents and alterations.

On the first floor, the impressive turning stairwell leads to the landing which enjoys plenty of natural light from the picture window on the south-western elevation. An original "box room" offers potential to be used for more than storage if you wish and there are currently four double bedrooms alongside an unusually generous family bathroom. The bathroom includes a corner bath and separate shower cubicle alongside WC and vanity wash hand basin.



OUTSIDE

To the front, the block-paved driveway provides ample parking and access via a side gate to the paved pathway leading to the gardens behind. The rear gardens have a large traditional lawn, perfect for young families whilst the side of the garden is laid to gravel with raised beds to grown your own, a timber garden shed and greenhouse. At the end of the garden is a separate section of garden separated by a mature hedge and bank, in more of a woodland style with mature trees and space for garden storage, tucked out of view from the house.

SITUATION

This area of South Somerset lies within easy reach of the lovely Jurassic coastline, with historic seaside towns such as Lyme Regis within 30 minutes' drive. Excellent road links such as the A30 and A358 (which in turn connects to the M5 and A303). Chard has plenty to offer including a well-respected Independent school, brand-new leisure centre / swimming pool, high street banks, independent shops, three supermarkets and B&Q store. The local reservoir and nature reserve lies withing walking distance of the property.

DIRECTIONS

What3words/////waged.rises.calms

SERVICES

Main gas, electricity, water and drainage are connected.

Ultrafast broadband is available in the area. Mobile signal could be limited indoors and you may prefer to use Wifi calling, although a voice signal is most likely from O2 and Vodafone. However, outdoors you are likely to receive a signal from all four major networks.

MATERIAL INFORMATION

Somerset Council Tax Band E

As is common, the title register makes mention of rights and easements, and the office is happy to provide a copy of the title register on request if a prospective purchaser would prefer to read this prior to making an appointment



to view. There may also be covenants in relation to the former land now owned by Beech House.

The wood-burning stoves are not included in the sale and can be purchased by separate negotiation or removed by the current owners.

The area of mature trees at the end of the garden adjoining Monmouth Court are covered by a Tree Preservation Order for the general area.

We have not verified the internal and external measurements of the outbuilding, and buyers are welcome to check themselves during a viewing if this is of particular importance.

Please note there may be some storm damage following Storm Darragh to outside areas including the wooded section of garden at the rear, greenhouse and fencing. The office will check the position in regard to repairs at the time of an offer being placed.

Please ask the office for further information regarding some previous electrical works at the property. Prospective buyers are welcome to have their own electrical test carried out if they prefer or please check with the office if an electrical safety report is available.

Although the vendors are not aware of the presence of any asbestos at the property, any home built prior to 2000 may still contain some elements of asbestos and the office can provide information to prospective buyers upon request.



Lyddons Mead, Chard
 Approximate Area = 1724 sq ft / 160.1 sq m
 Limited Use Area(s) = 6 sq ft / 0.5 sq m
 Outbuilding = 152 sq ft / 14.1 sq m
 Total = 1882 sq ft / 174.7 sq m



SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT