



Symonds
& Sampson

1 Holyoake Villas

Mill Lane, Chard, Somerset

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Mill Lane
Chard
Somerset TA20 2AN

Offering three double bedrooms over three floors, this roomy period property is handy for the town centre and has the rare advantage of a superb garage and adjoining driveway parking.



- Convenient for town centre facilities
 - Substantial adjacent garage
 - Driveway parking
 - Pleasant, enclosed garden
 - Three double bedrooms

Guide Price £230,000

Freehold

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THE PROPERTY

This well-proportioned period house still retains some of the features you would expect, including typically good ceiling heights and its original encaustic tiled hallway floor. Perfect for first or second time buyers, it's a great step up the property ladder offering three double bedrooms and its traditional separate reception rooms on the ground floor. Despite its town centre location, the great plot width means that this house comes with its own substantial garage and driveway parking, with a pleasant, easily maintained garden at the rear.

ACCOMMODATION

The traditional hallway retains its charming period tiled flooring, enhanced by tongue and groove panelling that adds to the character feel as you enter. There is convenient storage space beneath the stairs. To one side, a cosy front sitting room faces the front of the property and currently features a freestanding electric fire as its focal point. However, according to the vendors, the original chimney remains behind the fire, presenting the option for a wood-burning stove or similar installation subject to the necessary consents.

The separate dining room overlooks the rear garden and includes a staircase leading to the first floor. This room also has an unused original chimney, offering additional potential for future improvements. Beyond this, the galley-style kitchen is equipped with modern cream units, including a pull-out larder, a selection of cupboards and drawers, and worktops designed to accommodate an electric range cooker with an extractor hood above. There is also space for a freestanding washing machine and an integrated fridge freezer.

Upstairs, a spacious landing provides access to a second staircase leading to the top floor. The family bathroom is fitted with a white suite

comprising a bath with shower over, a WC, and a vanity unit with an integrated washbasin and storage. This floor also houses two well-proportioned double bedrooms, while a third double bedroom is located on the second floor above.

OUTSIDE

The property is slightly elevated from the roadside by a small front garden bordered by a stone retaining wall. To one side a private driveway provides ample off road parking and access to the substantial detached garage with electric roller shutter door and side courtesy door to the garden. A gateway leads through from the driveway to the rear garden, with its pleasant paved patio, mature apple tree and trellis providing some privacy, with an outside tap to one side. Beyond, the lawned garden is edged with borders including clematis, roses and lavender. There is also a useful timber storage shed.

SITUATION

Chard is a historic market town with excellent road links via the A30 which travels east to Crewkerne and Yeovil and west towards Exeter. The A358 travels north towards Taunton and the M5, or you can head south towards the Jurassic coast (c.30 minutes' drive). There are main-line stations at Axminster, Crewkerne (Waterloo) and Taunton (Paddington). The stunning Jurassic coastline lies just 12 miles south of Chard with its beautiful beaches and pretty seaside towns.

On the edge of Chard you'll find Chard Reservoir Nature Reserve, a beautiful expanse of open water with surrounding woodland ideal for dog-walking, fishing (via permit) and bird-watching. From the reservoir edge you can access the Chard-Ilminster cycle path, part of the Sustrans route 33 which follows a predominantly level pathway between the towns of Chard and Ilminster along the site of the former railway line, completely away from traffic and popular for cyclists, dog

walkers and joggers. The town centre, with a large range of independent and high street retailers also boasts a newly finished Leisure Centre with a swimming pool, Softplay area and gym. There is also a golf course within 2 miles and several other sporting activities close by. There are several large supermarkets in the town and B&Q store. Chard also has a good variety of schools, both state schools rated "good" by Ofsted and the historic Chard Independent School.

DIRECTIONS

What3words/////scooped.upwards.comforted

SERVICES

Mains gas, electricity, water and drainage are connected. Gas central heating via boiler located in the kitchen.

Superfast broadband is available in the area. Mobile signal indoors is most likely to be available from the EE, Three and Vodafone networks. Mobile signal outdoors is likely from all four major networks. Information provided by Ofcom.org.uk

MATERIAL INFORMATION

Somerset Council Tax Band B

As is common, the title plan and register make mention of various rights and accesses, including the right to cross council land to access the driveway. The office is happy to provide a copy of both the title plan and register in advance, should any buyer prefer to read this prior to making an appointment to view.



Energy Efficiency Rating		
Energy efficiency class	Current	Potential
A		
B		
C		
D		
E		
F		
G		
England & Wales		

Holyoake Villas, Mill Lane, Chard

Approximate Area = 1022 sq ft / 94.9 sq m

Garage = 189 sq ft / 17.5 sq m

Outbuilding = 22 sq ft / 2 sq m

Total = 1233 sq ft / 114.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Symonds & Sampson. REF: 1281009



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