



Symonds
& Sampson

89A High Street

Chard, Somerset

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Chard
Somerset TA20 1QT

A recently renovated and improved period house, situated within the town's conservation area and within easy reach of the town centre facilities.



- Spacious period house
- Accommodation over three floors
- Southerly facing rear garden offering great potential
- New kitchen, shower room and utility room with WC
 - Gas central heating, double glazing
 - Offered for sale with no onward chain

Guide Price **£240,000**

Freehold

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THE PROPERTY

Recently renovated and improved, this period town house offers great proportions throughout including particularly generous ground floor living space and three double bedrooms over the three floors. Benefitting from gas central heating and double glazing, the property has also had a new kitchen and shower room fitted, roof works and cosmetic improvement throughout including redecoration and new flooring / carpets.

ACCOMMODATION

An initial entrance lobby leads through to a spacious front sitting room, with feature fireplace (currently not in use). New wood effect flooring extends throughout the sitting room, into the generous and light-filled dining / family room beyond, overlooking the rear garden. The good size galley kitchen has been updated with a range of contemporary grey gloss units with marble effect laminate worktops over, complemented by period style tiled flooring. The units incorporate a gas hob and electric oven with cooker hood over and black gloss splashback. The Glowworm gas central heating boiler is to one side. Beyond a useful utility room doubles as a downstairs cloakroom, with space for washing machine and at least one other appliance such as dishwasher and / or tumble dryer depending on size.

On the first floor a bright and airy front bedroom has two large picture windows to the front, and a built in storage cupboard, with another double bedroom at the rear enjoying a pleasant outlook and benefitting from further built-in storage. There is also a modernised shower room including walk-in shower, pedestal wash

hand basin, WC and black ladder style towel radiator, all finished with practical vinyl flooring.

A further staircase leads up to the second floor, where historically another room has been used as an additional bedroom (see Material Information).

OUTSIDE

There is a small area of hardstanding to the front, perfect for storage of recycling bins etc and bordered by a solid wall. At the rear, the garden is a good size for a town-centre property and has been cut back ready for a new owner to carry out their own landscaping. It is enclosed by fencing and an old stone wall, with a handy outside tap alongside the kitchen wall. A side gate provides pedestrian access for this property across the rear of the adjoining terrace properties.

SITUATION

Situated in a conversation area at the top of the historic High Street, this property is conveniently located close to local amenities, including shops, restaurants, and public transport links. Chard is a bustling market town with a rich history and a strong sense of community with 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 on the western edge of town. 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).

DIRECTIONS

What3words:///crest.zoned.contemplate

SERVICES

Mains water, drainage, gas and electricity are connected.

Ultrafast broadband is available. Mobile signal indoors is most likely from the EE and Three networks, although outdoors you are likely to receive a signal from all four major networks. Information provided by Ofcom.org.uk

MATERIAL INFORMATION

Somerset Council Tax Band B

The property is located within a designated conservation area.

Both the current vendor and the previous owner do not have any information regarding the attic bedroom and therefore we cannot confirm whether it was an existing feature of the original property or was converted many years ago, and if so whether it met any necessary regulations that may have been required at that time.

The property is located in the town centre and there are various planning applications in the vicinity as you would expect. These can be viewed on the Somerset Council Planning Portal. However, the vendors are not aware of any pending application that would affect the property.



Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
Very energy efficient (lower running costs)		
A++ (91-100)		
A+ (81-90)		
A (71-80)		
B (61-70)		
C (51-60)		
D (41-50)		
E (31-40)		
F (21-30)		
G (1-20)		
Very energy inefficient (higher running costs)		
H (1-10)		
I (1-10)		

England & Wales
EU Directive
2002/91/EC



High Street, Chard

Approximate Area = 1095 sq ft / 101.7 sq m

Limited Use Area(s) = 49 sq ft / 4.5 sq m

Total = 1144 sq ft / 106.2 sq m

For identification only - Not to scale



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

Denotes restricted head height

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1302811



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