



**Chard Road, Drimpton, Beaminster DT8 3RF**





**welcome to**

**Chard Road, Drimpton**

A well presented four bedroom chalet bungalow situated in this sought-after village location. The good size accommodation briefly comprises two reception rooms, kitchen, conservatory and four bedrooms all with en suite facilities. Outside there is a good size rear garden, garage and ample parking.



## Ground Floor

### Cloakroom

Fitted with a WC and vanity wash hand basin. Fully tiled. Extractor fan. Radiator.

### Entrance Porch

Double glazed door to front.

### Entrance Hall

Parquet floor.

### Living Room

16' 5" x 15' 11" ( 5.00m x 4.85m )

Dual aspect room with double glazed windows to front and side. Single glazed door. Open fireplace. Parquet floor. Telephone and TV point. Radiator.

### Bedroom 1

13' 5" x 11' 8" ( 4.09m x 3.56m )

Front aspect double glazed window. Fitted double wardrobe. Door to en suite. Fitted carpet. Radiator.

### En Suite Bathroom/Shower Room

Rear aspect double glazed window. Fitted with a walk-in shower cubicle with electric shower, panelled bath with mixer taps and shower head, wash hand basin, bidet and WC. Fully tiled. Heated towel rail. Extractor fan. Radiator.

### Reception Room 2

14' 2" x 12' 11" ( 4.32m x 3.94m )

Side aspect double glazed window. Staircase rising to first floor. Fitted carpet. TV point. Radiator.

### Kitchen

15' 11" x 11' 4" ( 4.85m x 3.45m )

Side aspect double glazed window. Fitted with a range of base and wall units with under cabinet lighting. Work surfaces incorporating a one and a half bowl sink and drainer. Space for range cooker with cooker hood over. Space for dishwasher. Cupboard used as pantry space. Telephone point. Tiled floor. Radiator.

### Conservatory

26' x 10' 2" ( 7.92m x 3.10m )

Side and rear aspect double glazed windows. Double glazed patio doors to rear. TV point. Tiled floor. Two radiators.

## First Floor

### Bedroom 2

11' 5" x 9' 6" Restricted head height ( 3.48m x 2.90m Restricted head height )

Two rear aspect double glazed windows. Fitted carpet. Radiator. Door to dressing room.

### Dressing Room

With wardrobe/cupboard storage space. Door to ensuite.

### En Suite Shower Room

Rear aspect double glazed window. Fitted with a shower cubicle with electric shower, wash hand basin and WC. Fully tiled. Radiator.

### Bedroom 3

11' 5" x 10' 8" Restricted head height ( 3.48m x 3.25m Restricted head height )

Front aspect double glazed window. Door to en suite. Fitted carpet. Radiator.

## En Suite Shower Room

Double glazed skylight window. Fitted with a shower cubicle with electric shower, vanity wash hand basin and WC. Fully tiled. Spotlights. Radiator.

### Bedroom 4

11' 8" x 10' 8" Restricted head height ( 3.56m x 3.25m Restricted head height )

Front aspect double glazed window. Wardrobe space. Door to en suite. Fitted carpet. Radiator.

## En Suite Shower Room

Double glazed skylight window. Fitted with a shower cubicle with electric shower, vanity wash hand basin and WC. Fully tiled. Radiator.

## Outside

At the front of the bungalow a driveway provides ample parking and leads to the single garage. The rear garden is enclosed with hedging and is mainly laid to lawn with a patio area. There is a fishpond, greenhouse, and an apple and pear trees.

## Garage

The garage is split into three areas comprising a garage, workshop and potting shed. Power connected.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.localagent.com](http://www.localagent.com)



**view this property online** [fox-and-sons.co.uk/Property/CRK105936](http://fox-and-sons.co.uk/Property/CRK105936)



welcome to

## Chard Road, Drimpton

- Detached Chalet Bungalow
- Four Bedrooms
- Well Presented Throughout
- Two Reception Rooms and Conservatory
- Garden, Garage and Parking
- Sought-After Village Location
- Council Tax Band: D

Tenure: Freehold EPC Rating: E

# £500,000



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/CRK105936](https://fox-and-sons.co.uk/Property/CRK105936)



Property Ref:  
CRK105936 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
fox & sons



**01460 73421**



[Crewkerne@fox-and-sons.co.uk](mailto:Crewkerne@fox-and-sons.co.uk)



1-3 Market Square, CREWKERNE, Somerset,  
TA18 7LE



**[fox-and-sons.co.uk](https://fox-and-sons.co.uk)**