



11, Old Orchards



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, Chard, Somerset TA20 1NA

Ilminster 6.5 miles. Crewkerne 7 miles. Lyme Regis 13 miles.
Taunton and M5 15 miles. Yeovil 16.5 miles.

A beautifully presented Spacious Modern Detached Bungalow with generous gardens, 3 bedrooms (one en-suite) and a double garage in a quiet sought after edge of town location. ON ONWARD CHAIN. EPC Band D.

- Quiet Head of Cul-De-Sac location
- Kitchen/Breakfast Room, Utility & Cloakroom
- 3 Bedrooms, Bathroom & Shower Room
- Driveway Parking for 3 or 4 cars
- NO ONWARD CHAIN
- Good sized plot with South facing Gardens
- 2 Reception Rooms & Conservatory
- Double Garage
- Desirable location close to Chard Reservoir Nature Reserve
- Freehold Council Tax Band E

Offers In The Region Of £150,000

SITUATION

The property sits at the head of the cul-de-sac in a quiet and private residential area on the edge of the town. There are local shops and amenities within walking distance and the property is located close to Chard Reservoir Nature Reserve; a wonderful place for those who enjoy walking and nature on the doorstep. The nearby A30 gives easy access to Crewkerne and Yeovil with the Jurassic coast also being within easy reach.

DESCRIPTION

11 Old Orchards is spacious detached bungalow, traditionally built with reconstituted stone elevations under a tiled roof. The property is very well presented and has undergone a programme of refurbishment including new electric garage doors, a superb new conservatory, decoration and new flooring throughout. There is gas central heating and attractive lattice double glazed windows and doors throughout. The property has one of the largest plots on Old Orchards and the rear of the property benefits from facing South. There is ample parking to the front of the generous double garage with 2 newly installed electric doors.



ACCOMMODATION

From the covered porch step up to the front door and into the welcoming hallway with cloaks cupboard, storage cupboard, airing cupboard, doors to all rooms and access to the loft. The Kitchen/Breakfast Room is a well fitted with a range of modern wall and floor units, modern sink unit, tiled splashbacks and work surfaces. There is space for a fridge freezer, dishwasher, cooker, table and chairs. The adjoining utility room is very useful with plumbing and space for a washing machine and tumble dryer, sink unit with worktops, wall and floor units and a door to the rear garden. The sitting room is a lovely room, spacious, with a large deep bay window and cill and feature ornamental wooden fire surround. An archway opens into the dining room with newly installed upvc sliding doors opening into the beautiful newly installed fully glazed conservatory; this room provides another superb reception room with reflective glass overlooking the garden and benefits from the remainder of a 10 year guarantee.

There are 3 double bedrooms the principle bedroom has 2 windows, extensive mirror fronted built-in wardrobes with sliding doors and an en-suite bathroom comprising: bath with shower mixer tap, WC, wash hand basin and fully tiled walls. There a family shower room with large walk-in shower cubicle with Mira Shower, WC, bidet, wash hand basin and fully tiled walls.

OUTSIDE

To the front of the property a private driveway leads to the double garage with individual newly installed electric doors, power, light and a pedestrian door to the rear garden. The front garden is easy to maintain with gravel and plenty of room for pots with an ornamental tree. There are gates on either side of the bungalow providing access to the fully enclosed and very private rear garden that wraps around the bungalow facing South. The rear garden is a blank canvass having been cleared to open up the space there are now some mature shrubs and trees including a Silver Birch, a pond, lawned areas, private paved patios and newly built timber raised planters ideal for growing vegetables and having a kitchen garden. A pathway leads around the bungalow for ease and there is extensive outside lighting throughout the front and rear gardens and an outside tap.

SERVICES

All Mains Services connected.
Gas fired central heating.
Broadband Availability : Standard, Superfast and Ultrafast. (Ofcom)
Mobile Availability : EE, Three, O2 and Vodafone (Ofcom)
Flood risk status : Low risk (environment agency)

VIEWINGS

Viewings strictly by appointment through the vendor's selling agent. Stags, Yeovil office, telephone 01935 475000

DIRECTIONS

From Tesco at the bottom of Chard proceed over the mini roundabout on the A30 towards Crewkerne. As you leave the town behind turn left into Oaklands Avenue and take the first turning left into Avishayes Road where, after a short distance you turn left again into Old Orchards. Proceed bearing right and then left to the top of the cul-de-sac where you will find no 11 in front of you identified by our For Sale sign.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	61	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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