



## Tannsfeld, Crimchard, Chard, Somerset

A three bedroom detached bungalow within walking distance of the town centre.

Guide Price

**£279,950**

Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858



## Tannsfeld, Crimchard, Chard, Somerset, TA20 1JS

- Detached
- Stunning views
- Sizeable sitting room
- Two doubles and a single bedroom
- Spacious garden
- No onward chain

Viewing strictly by appointment through  
Symonds & Sampson Beaminster Sales Office  
on 01308 863100







A charming three-bedroom detached bungalow nestled in a peaceful and secluded residential area in the heart of Chard. Boasting a generous frontage, the property opens up to a spacious sitting room, perfect for relaxation and gatherings. With a well-appointed kitchen and bathroom, practicality meets comfort effortlessly. The bungalow offers two double bedrooms and a single, providing ample space for a growing family or those seeking a peaceful retreat. As you step out to the rear, a delightful surprise awaits a sizable garden adorned with a variety of fruit trees and offering breath taking views that stretch over the picturesque rolling hills of Chard. The property has uPVC windows throughout and is currently fitted with electric central heating however, does have gas running to the property. Early viewing of this sought after property is strongly advised.

#### Accommodation

The property is laid out as follows:

Door leading into hallway. From the hallway are doors

leading to all principal rooms.

The first door on your right is the sizeable sitting room. This is a dual aspect, light and airy room with fireplace and windows on the front and side aspect.

The kitchen is fitted with a variety of wooden shaker style base and wall units with a roll edge cream worktop over. There is space for a free-standing cooker, washing machine and tall fridge freezer. Sink inset and larder cupboard.

On the rear aspect is the spacious main bedroom with carpeted flooring and views looking across Chard. There is a further double bedroom adjacent with French doors leading into the garden and a further single bedroom.

There is a separate WC and family bathroom. The family bathroom comprises of a turquoise suite fitted with a bath, wash hand basin and radiator.

There is a sizeable attic space with drop down ladders and

windows, which could be converted into an additional bedroom subject to planning and building regulations.

#### Outside

On the front aspect is a low maintenance garden with metal double gate granting access to the property. There is a path leading to the rear on both sides for rear access.

On the rear is a spacious garden with a variety of mature fruit trees centred by a laid lawn and storage shed. On the side aspect of the property are a variety of planting beds with a selection of shrubs.

#### Services

Mains water, electricity and drainage are connected. Electric heating. Gas is available.

Broadband – Super fast internet it available.

Mobile phone coverage – Network coverage is good both indoors and out.

(Information from <https://checker.ofcom.org.uk/>)

Local Authority  
Somerset Council - 01936462462  
Council Tax Band C.

### Property Information

We understand the property to be in a very low risk flood zone.

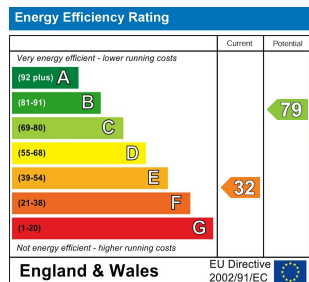
There are no planning consents within the postcode that we believe will affect the property.

Details of which can be found at  
(<https://publicaccess.southsomerset.gov.uk/onlineapplications/search.do?action=simple&searchType=Application>)

There is a public access across the drive on the front aspect leading to Cedar Close.

### Directions

From the centre of Chard, head up the high street (A30) toward the top of the high street on your right will be Helliers Road. Continue along Helliers road to Crimchard. Opposite the turning to Touchstone lane the property can be found on the right hand side.

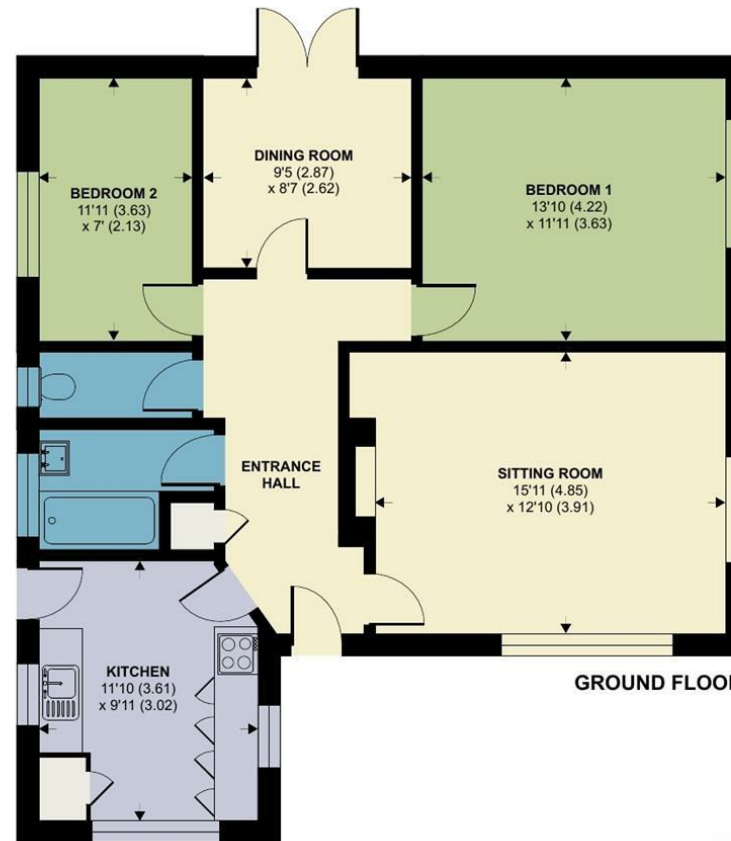


ME/3517/4.8.23 amended 23.1.24

## Tannsfeld, Crimchard, Chard

Approximate Area = 880 sq ft / 81.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2023. Produced for Symonds & Sampson. REF: 1007692



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