



## Glynsmead, Tatworth, Chard

A beautifully presented three bedroom family home with impressive kitchen, luxury bathrooms, garage and no onward chain.

Guide Price  
**£330,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

## 14 Glynsmead Tatworth, Chard TA20 2TQ

- No onward chain
- Beautifully presented
- Three generous bedrooms
  - Two bathrooms
  - Large kitchen/diner
- Sitting room with woodburner
  - Level lawned garden
  - Garage and parking
  - Council Tax Band D

Viewing strictly by appointment through  
Symonds & Sampson Axminster Sales Office  
on 01297 33122





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Since taking ownership in 2018 the current owners have tastefully redesigned and remodelled what was once a traditionally arranged property into a contemporary styled modern home. The former kitchen and dining room have been knocked through to create a 26ft kitchen/diner with a modern array of soft close units and drawers with integrated appliances and plenty of work surfacing space. There is ample space for a good size dining table and double doors which lead out to the double glazed conservatory. There is also a useful rear lobby which provides additional space for white goods and access out to the garden. The living room is centred around a woodburning stove as the main focal point. The main entrance hallway includes a renewed downstairs cloakroom and storage cupboard. To the first floor are three well proportioned bedrooms, a smart ensuite shower room and well-appointed family bathroom which have both been renewed in recent years.

#### Outside

To the front of the property is a driveway leading to the garage whilst the remaining area of garden has been laid to hardstanding to provide additional parking. Side access leads through to a level lawned garden with spacious patio seating area and steps which lead down to a further patio and rear access to the garage. Outside light and water supply.

#### Garage

Up and over door, light and power. Pedestrian door from garden.

#### Situation

The property forms part of a cul-de-sac location set away from passing traffic, whilst forming part of a popular residential development. The village of Tatworth/South Chard is some 3 miles to the south west of Chard and 5 miles to the north of Axminster. The village offers a good range of local amenities, bus links, primary school, small supermarket/post office shop, public

inn and church. Sporting facilities are available at the playing fields, including football, tennis and croquet. Chard caters for all daily needs with a choice of major supermarkets, smaller retailers, educational and leisure facilities and the traditional market town of Axminster benefits from an intercity rail service (London Waterloo). The county town of Taunton is some 16 miles to the north with access to the M5 motorway and the World Heritage Jurassic Coast is within 10 miles at Lyme Regis.

#### Services

All mains services connected. Gas fired central heating.

#### Local Authority

South Somerset District Council  
Council Offices, Brympton Way, Yeovil, BA20 2HT.  
Tel : 01935 462462  
Council Tax Band D



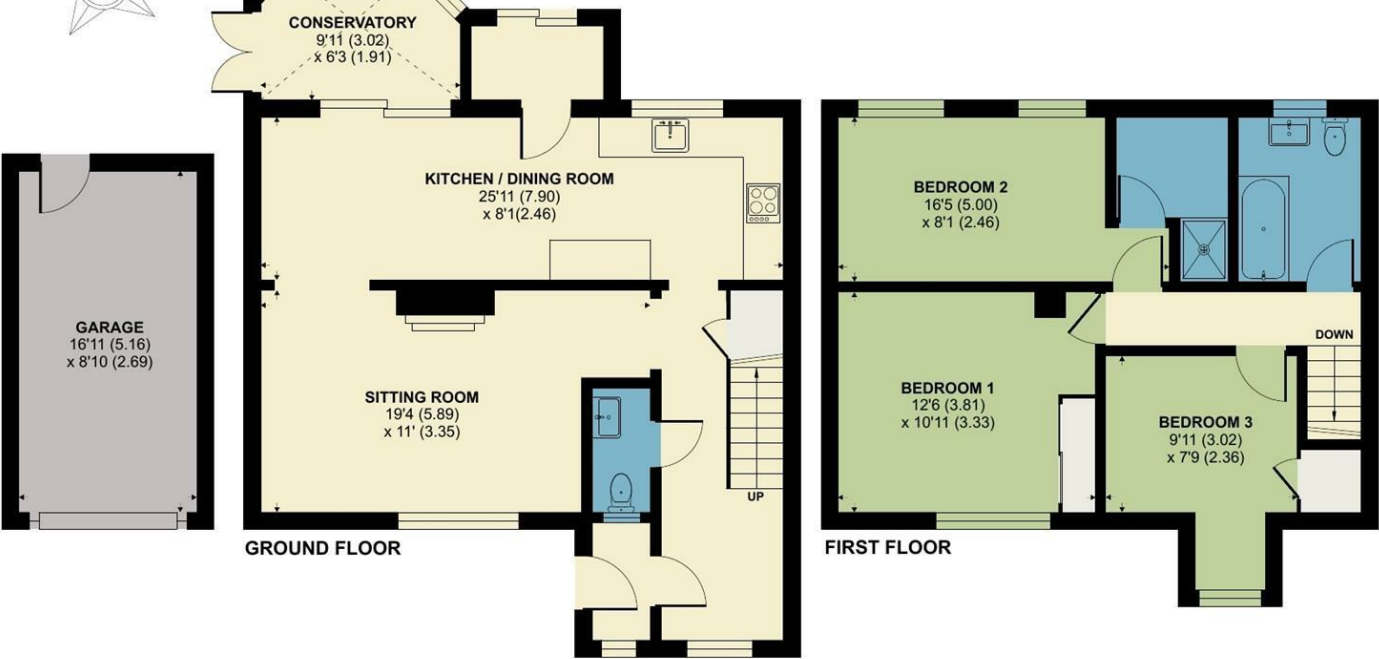
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Approximate Area = 1187 sq ft / 110.2 sq m

Garage = 149 sq ft / 13.8 sq m

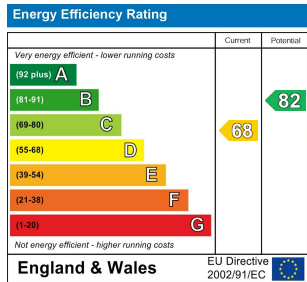
Total = 1336 sq ft / 124 sq m

For identification only - Not to scale



### Directions

From Axminster proceed northbound along Chard Road, passing through the village of Tytherleigh and on reaching The Poppe Inn, turn immediately right into the village of Tatworth. Proceed along Waterlake Road and turn right into Langdons Way. Follow Langdons Way around and take the right turn into Glynsmead. Continue for a short distance where the property can be found close to the end of the cul de sac on your right hand side.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Symonds & Sampson. REF: 1046872



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