

Symonds  
& Sampson



Highfields  
Forton, Chard, Somerset, TA20 2LZ



# Highfields

Forton, Chard,  
Somerset, TA20 2LZ

A purpose built three bedroom detached bungalow with attractive level gardens, good size garage with carport and no onward chain.



- Detached village bungalow
  - Spacious rooms
  - Kitchen with aga
- Adjoining utility room
  - Attractive gardens
  - Plenty of parking
  - Garage and carport

Guide Price £450,000

Freehold

Axminster Sales  
01297 33122  
axminster@symondsandsampson.co.uk



## THE PROPERTY

Highfields is a well presented individual detached bungalow in need of some general updating with great scope for improvement/enlargement subject to obtaining the appropriate planning consents. The bungalow is believed to have been constructed during the 1960's and features spacious rooms and pleasant views out over the gardens and countryside. Being set back from the lane side there is ample parking and garaging which also includes a carport.

## ACCOMODATION

From the driveway a composite front door leads through to a useful entrance porch and entrance hallway. On your left is the triple aspect sitting/dining room with fireplace and doors going out to a southerly facing covered patio area. The largest of the three bedrooms adjoins the main reception room and could in turn be utilised as a second reception room. The kitchen features a wide range of units and a modern gas Aga which runs the gas fired central heating system. To the rear of the bungalow is the utility room proving additional storage and space for additional white goods. Both remaining double bedrooms are accessed from the inner hallway and include built in wardrobes and the family bathroom has been remodelled with a modern white suite and separate shower enclosure.

## OUTSIDE

Highfields site well within its plot with land to all four sides. The mainly level lawned gardens sweep around the bungalow and feature a wide variety of mature shrubs as well as numerous seating areas. There is a green house, vegetable garden, outside power point and water supply. To the front of the property is a large area of hard standing and driveway which leads to the garage and carport.

## SITUATION

The small village of Forton lies approximately one mile south of the market town of Chard. This area of South Somerset remains unspoilt and whilst it lies within easy reach of the lovely Jurassic coastline, with historic seaside towns such as Lyme Regis within 30 minutes' drive, it also offers the best of both worlds with excellent road links such as the A30 and A358 (which in turn connects to the M5 and A303). A whole range of local market towns provide everything you need for day to day living. Whilst Chard has plenty to offer including high street banks, independent shops, three supermarkets and B&Q store, there are also the smaller market towns of Ilminster and Crewkerne within easy driving distance.

The pretty market town of Ilminster has a lovely range of independent stores, butchers, delicatessen and hardware store mostly clustered around the historic Minster church.

Crewkerne has a mainline station and Waitrose supermarket, whilst Axminster also has a railway station on the same mainline.

By its nature, the rolling South Somerset countryside offers great possibilities for walking and cycling, indeed the Sustrans Route 33 cycle path runs along a traffic-free railway path from Chard to Ilminster.

## SERVICES

Mains electric, gas, water and drainage.

Broadband: Standard available

Mobile Coverage: Limited indoors, likely outdoors. Source-Ofcom.org

Local Authority: South Somerset District Council. Council Tax Band D

## DIRECTIONS

What3Words: ///dockers.luggage.sofas





Energy Efficiency Rating		Current	Potential
Very energy efficient (lowest carbon score)	A		
Energy efficient	B		
Decent	C		
Below average	D		
Average	E		
Below average	F		
Very poor energy efficient (highest carbon score)	G		
England & Wales		EU Directive 2002/91/EC	82

# Highfields, Forton, Chard

Approximate Area = 1133 sq ft / 105.2 sq m  
 Garage = 248 sq ft / 23 sq m  
 Total = 1381 sq ft / 128.2 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1197825



Axm/RS/10.10.24



01297 33122

axminster@symondsandsampson.co.uk  
 Symonds & Sampson LLP  
 Symonds & Sampson, Trinity Square,  
 Axminster, Devon EX13 5AW



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

**SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT**