



DERBYSHIRE'S
— *Village and Country* —

Kibanda Culverhayes, Chard, Somerset,
TA20 2DR

SITUATION

Culverhayes is quiet cul-de-sac situated on the edge of Chard but within walking distance to the town centre.

TO THE FRONT

A low maintenance front garden, paved path to the front door and access to the rear garden via a side gate.

PORCH

Door to front.

ENTRANCE HALL

Door to the front, built in cupboard, 1 x radiator.

SITTING ROOM

19'8" x 13'1" (max) (6m x 4m (max))

Window to the side, double doors through to the conservatory, fireplace with gas, coal effect, stove, 1 x radiator.

CONSERVATORY

9'10" x 8'6" (3m x 2.6m)

Double doors to rear garden.

KITCHEN

12'1" (max) x 13'1" (3.7m (max) x 4m)

Window to the side, a really good range of wall and base storage units, stainless steel sink with drainer and mixer tap, space for a cooker (with hood over), integral fridge, space for a freezer.

SHOWER ROOM

7'2" x 5'6" (2.2m x 1.7m)

Window to the rear, shower cubicle, WC, basin, built in storage, heated towel rail, extractor.

UTILITY

12'5" (max) x 7'10" (3.8m (max) x 2.4m)

Door and windows to the rear, plumbing for a washing machine, space for a tumble dryer, boiler housing the gas fired central heating system.

BATHROOM

7'2" x 5'6" (2.2m x 1.7m)

Window to the rear, walk in bath, pedestal basin, 1 x radiator.

REAR LOBBY

BEDROOM 1

13'1" x 10'9" (4m x 3.3m)

Bay window to the front, full length built in wardrobes with mirrored fronts, 1 x radiator.

BEDROOM 2

15'1" x 13'1" (4.6m x 4m)

Bay windows to the front and side, fireplace, built in storage, 1 x radiator.

BEDROOM 3

20'4" x 12'5" (6.2m x 3.8m)

Window to the rear, built in wardrobes and cupboards, access to loft space, 1 x radiator.

ANNEX RECEPTION

25'3" x 8'6" (7.7m x 2.6m)

Door and window to the front, windows to the side and rear, 1 x radiator.

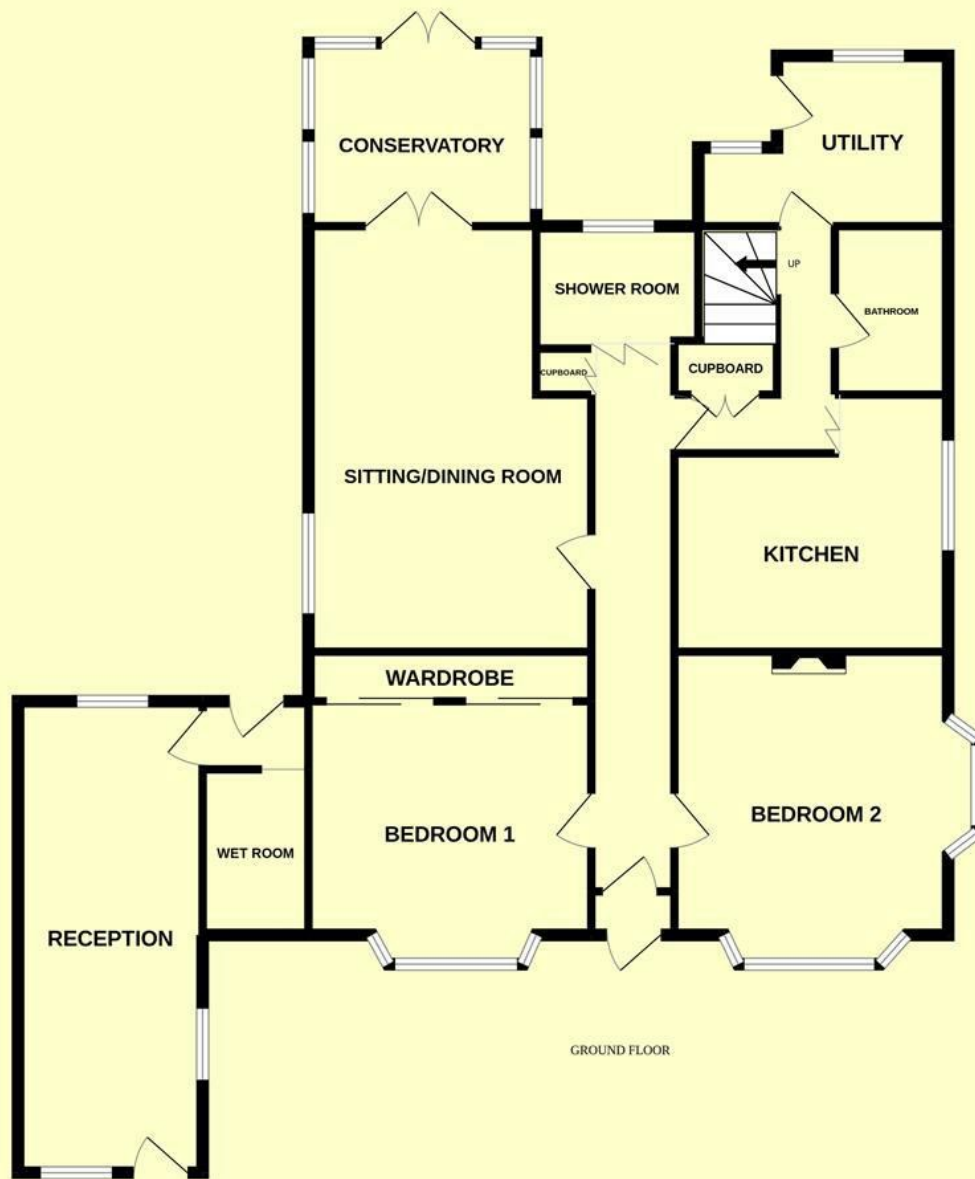
ANNEX WET ROOM

10'5" x 4'11" (3.2m x 1.5m)

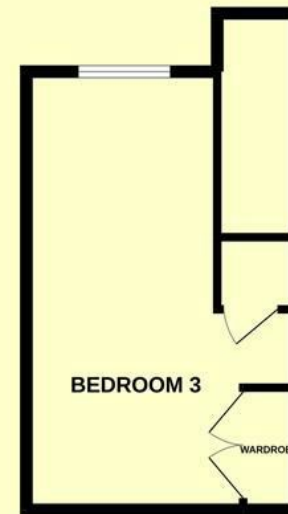
Window to the front, WC, shower, pedestal basin, extractor fan.

GARDEN

A low maintenance garden with gravel and paved areas, raised beds, timber shed, extremely private.



GROUND FLOOR

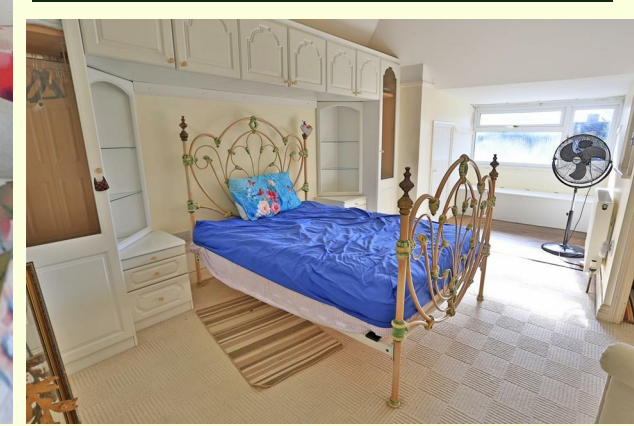


1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2022



Directions -
From our office in Chard take the A358 towards Tatworth and turn left soon after into Culverhayes where the property can be found on the right hand side.





DERBYSHIRE'S
Village and Country

7, High Street, Chard, Somerset, TA20 1QF
www.derbyshires.net 01460 63600