



**DERBYSHIRE'S**  
— *Estate Agents* —

17 Old Orchards, Chard,  
TA20 1NA

Available with no onward chain. An immaculately presented detached bungalow in a great location on the edge of Chard. The property comprises: Entrance hall, sitting room, dining room, kitchen, master bedroom with ensuite, 2 further double bedrooms, bathroom, spacious garage/workshop, pretty front and rear gardens and a driveway with parking.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>84</b>	<b>England &amp; Wales</b>
			EU Directive 2002/91/EC
		<b>64</b>	

- AVAILABLE WITH NO ONWARD CHAIN
- DETACHED BUNGALOW
- 3 DOUBLE BEDROOMS
  - 2 BATHROOMS
  - SITTING ROOM
  - DINING ROOM
  - KITCHEN
- LARGE GARAGE/WORKSHOP
- PRETTY FRONT AND REAR GARDENS
- PARKING

17 Old Orchards, Chard, TA20 1NA  
Offers In Excess Of £450,000

## **SITUATION**

Tucked away down a quiet cul-de-sac on the edge of Chard the property is immaculately presented and benefits from no onward chain.

## **TO THE FRONT**

A driveway leads to the garage. The pretty front garden is laid to lawn with a low wall surrounding.

## **ENTRANCE HALL**

Door to the front, 2 good sized cupboards, airing cupboard, hatch to the loft, 1 x radiator.

## **SITTING ROOM**

*15'8" x 12'1" (4.8m x 3.7m)*

Door and windows to the patio and rear garden, archway through to the dining room, fireplace with coal effect gas fire, Tv point, 1 x radiator.

## **DINING ROOM**

*12'1" x 8'6" (3.7m x 2.6m)*

Window to the rear, archway to the sitting room, 1 x radiator.

## **KITCHEN**

*12'1" x 9'10" (3.7m x 3m)*

Window to the rear, a selection of modern wall and base storage units, integral electric oven and grill, ceramic hob with hood over, stainless steel sink with drainer and mixer tap, plumbing and space for a washing machine, space for a fridge/freezer, 1 x radiator.

## **MASTER BEDROOM**

*12'5" x 11'9" (3.8m x 3.6m)*

Window to the front, extensive built in wardrobes, 1 x radiator.

## **ENSUITE**

Window to the side, shower cubicle, basin with vanity unit, WC, mirror with light over, extractor fan, fully tiled walls, 1 x radiator.

## **BEDROOM 2**

*11'9" x 8'2" (3.6m x 2.5m)*

Window to the front, built in wardrobe, 1 x radiator.

## **BEDROOM 3**

*10'2" x 8'10" (3.1m x 2.7m)*

Window to the front, 1 x radiator.

## **BATHROOM**

*8'6" x 5'2" (2.6m x 1.6m)*

Window to the side, WC, basin with vanity unit, bath with shower over and glass shower door, extractor fan, 1 x radiator.

## **GARAGE**

*23'3" x 8'2" (7.1m x 2.5m)*

Up and over door to the front, pedestrian door to the side, window to the rear, lighting and power.

## **REAR GARDEN**

A beautifully kept garden. A paved patio leads out from the sitting room. A pathway leads along the back of the property and down both sides to give access from the front, in the middle is a lawn with a further paved patio. To the other side is a wooden shed and area of raised beds surrounded by pretty trellis fencing. The garden is well stocked with flowers, mature trees and shrubs.

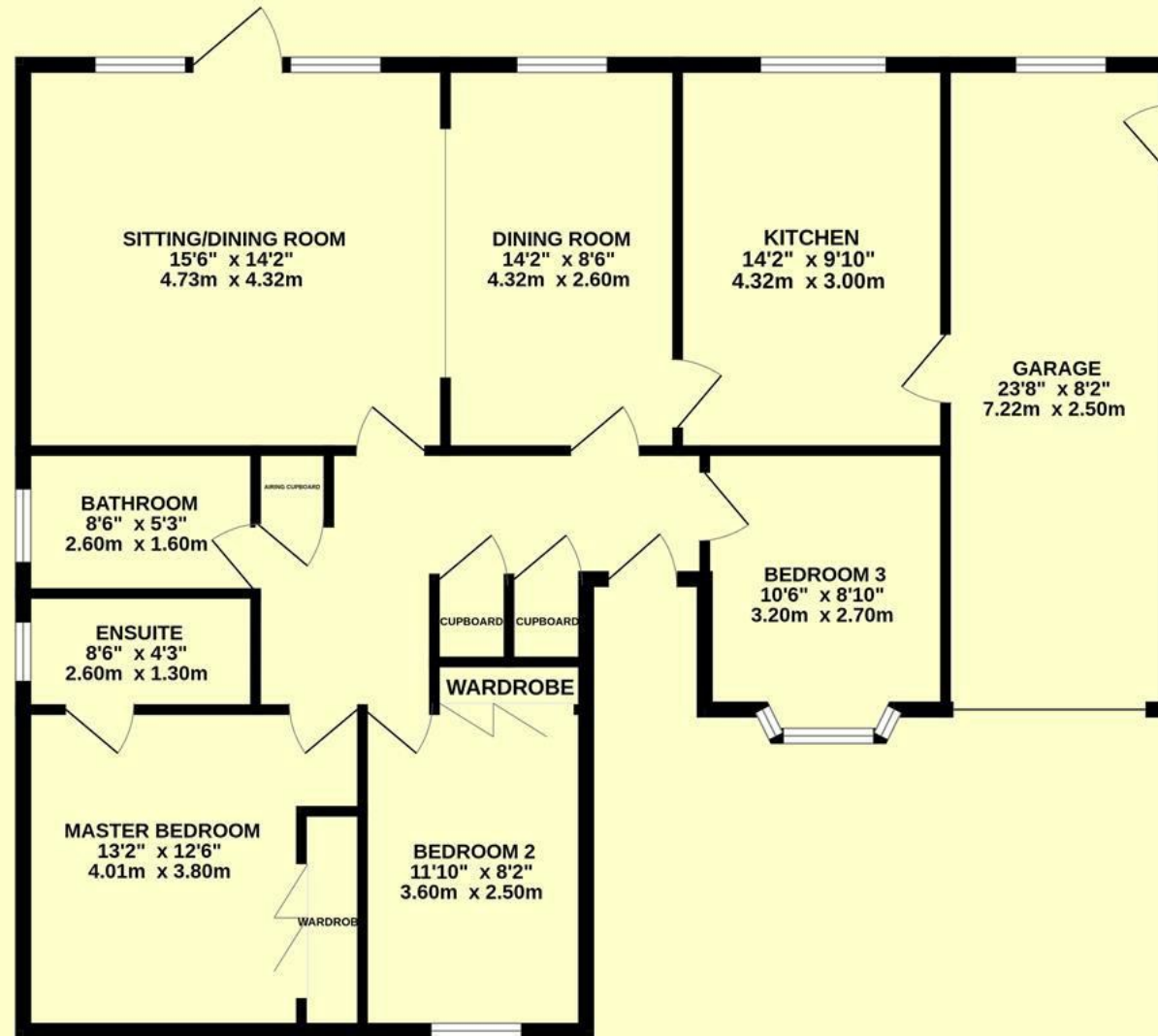
## **LOCAL AUTHORITY**

Somerset Council (Band E)

## **SERVICES**

Mains gas, water, electricity and drainage are connected to the property.

**GROUND FLOOR**  
1225 sq.ft. (113.8 sq.m.) approx.



TOTAL FLOOR AREA : 1225 sq.ft. (113.8 sq.m.) approx.

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.  
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**Directions -**  
From our office drive down the High Street and head out on the AA30 towards Crewkerne. Take a right turn onto Oaklands Avenue. Take the first left turn onto Avishayes Rd and then left onto Old Orchards where the property can be found marked by a Derbyshire's For Sale board.





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