



DERBYSHIRE'S
— *Village and Country* —

8 Caraway Close, Chard, TA20 1HP

Tucked away down this quiet cul-de-sac is this stunning 4 bedroom family home. Available with no onward chain the house comprises: Entrance hall, sitting room, kitchen, dining room, conservatory, 4 bedrooms, bathroom, detached garage, front and rear gardens with further parking.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales

- NO ONWARD CHAIN
- DETACHED FAMILY HOME
 - 4 BEDROOMS
 - SITTING ROOM
 - KITCHEN
 - DINING ROOM
 - CONSERVATORY
 - BATHROOM
- GARAGE AND PARKING
- FRONT AND REAR GARDENS

8 Caraway Close, Chard, TA20 1HP
Guide Price £305,000

TO THE FRONT

The house is set well back from the road via a private driveway that leads to the detached garage and provides good off-street parking. The front garden is mainly laid to lawn, protected by hedging, and wraps around 2 sides of the house. There is gated access to the rear garden.

ENTRANCE HALL

Door to the front, stairs to the 1st floor, under stairs cupboard, 1 x radiator.

SITTING ROOM

18'4" x 12'5" (max) (5.6m x 3.8m (max))

2 windows to the front, 1 bay window, fireplace with gas fire, TV and telephone points, 2 x radiators.

KITCHEN

8'6" x 7'10" (2.6m x 2.4m)

Door to the rear, windows to the side and rear, a selection of wall and base storage units, 1 1/2 bowl sink with drainer and mixer tap, integral oven with 4 ring gas hob, space for a fridge/freezer, space and plumbing for a washing machine, boiler housing the gas fired central heating system, 1 x radiator.

DINING ROOM

9'10" x 7'10" (3m x 2.4m)

Door to the conservatory, opening through to the kitchen.

CONSERVATORY

11'5" x 9'10" (3.5m x 3m)

Double doors out to the rear garden, 1 x radiator.

CLOAKROOM

5'6" x 3'3" (1.7m x 1m)

Window to the front, WC, pedestal basin, 1 x radiator.

1ST FLOOR LANDING

Hatch to the loft space, airing cupboard.

BEDROOM 1

10'5" x 10'2" (3.2m x 3.1m)

Window to the front, TV point, 1 x radiator.

BEDROOM 2

9'10" x 8'2" (3m x 2.5m)

Window to the rear, 1 x radiator.

BEDROOM 3

10'2" x 7'6" (3.1m x 2.3m)

Window to the front, 1 x radiator.

BEDROOM 4

8'6" x 8'2" (2.6m x 2.5m)

Window to the rear, 1 x radiator.

BATHROOM

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

Window to the side, bath with shower over, pedestal basin, WC, 1 x radiator.

GARAGE

19'0" x 9'10" (5.8m x 3m)

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

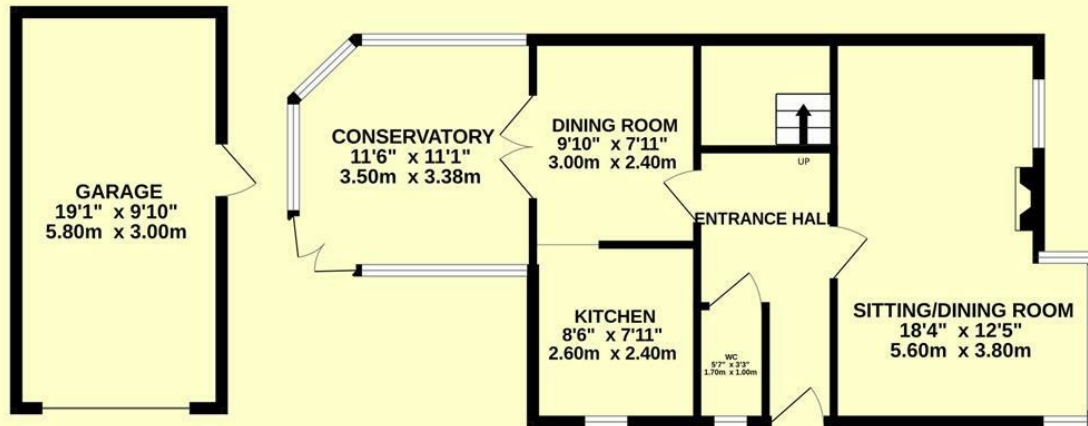
REAR GARDEN

A paved patio leads out from the conservatory providing a decent sized seating area. Steps lead up to the lawn which is surrounded by mature trees and shrubs with flower borders.

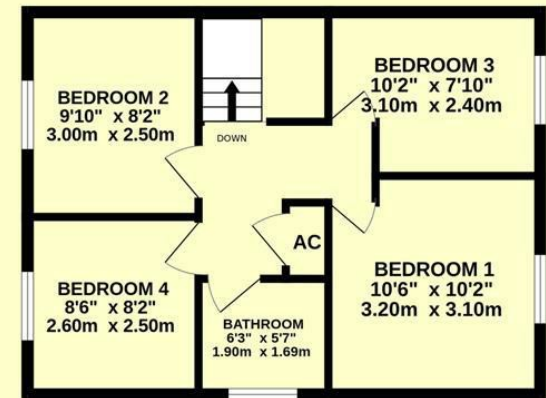
LOCAL AUTHORITY

Somerset Council - Band D

GROUND FLOOR
771 sq.ft. (71.6 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 1223 sq.ft. (113.6 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 in Chard go down the High Street and over the roundabout in the direction of Crewkerne. Take the left turn onto Oaklands Avenue. Take the next left onto Avishayes Rd and then the first right onto Caraway Close where the property can be found.





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