



**DERBYSHIRE'S**  
— *Village and Country* —

Pheinville Bews Lane, Chard,  
TA20 1JU

A good sized 3 bedroom detached house that has the feel of being in the countryside whilst being in the town. The house comprises: Porch, entrance hall, sitting room, kitchen/dining room, garden room, office, WC, 3 bedrooms, family bathroom, garage, driveway with parking, front and rear gardens. Planning permission was granted for a two storey rear extension but has now lapsed.



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

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- DETACHED HOUSE
- 3 BEDROOMS
- SITTING ROOM
- KITCHEN/DINING ROOM
- GARDEN ROOM
- OFFICE
- WC
- BATHROOM
- GARAGE AND AMPLE PARKING
- LARGE REAR GARDEN

Pheinville Bews Lane, Chard, TA20 1JU  
**Guide Price £425,000**

## **SITUATION**

Set down a quiet lane and backing onto an open field the house has lots to offer. There is scope to extend to the rear (planning permission was granted but has now lapsed).

## **PORCH**

Door to the front.

## **KITCHEN/DINING ROOM**

*17'8" x 14'9" (5.4m x 4.5m)*

Windows to the front and rear. Wood effect tiles. A stunning and recently updated shaker-style kitchen with an extensive range of wall and base storage units. Integral oven, 4 ring induction hob, fridge and dishwasher. Belfast sink with mixer tap, under stairs cupboard, French doors to garden room, 1 x radiator.

## **SITTING ROOM**

*13'9" x 11'5" (4.2m x 3.5m)*

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

## **GARDEN ROOM**

*16'4" x 6'6" (5m x 2m)*

French doors out to the garden, windows to rear and side, 2 x radiators.

## **OFFICE**

*9'10" x 6'6" (3m x 2m)*

Window to the rear, door to garage, tiled floor, 1 x radiator.

## **WC**

WC, basin, fully tiled.

## **1ST FLOOR LANDING**

Window to the rear, hatch to loft, 1 x radiator.

## **BEDROOM 1**

*11'1" x 10'9" (3.4m x 3.3m)*

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

## **BEDROOM 2**

*11'5" x 8'6" (3.5m x 2.6m)*

Window to the front, 1 x radiator.

## **BEDROOM 3**

*9'2" x 7'6" (2.8m x 2.3m)*

Window to the rear, 1 x radiator.

## **BATHROOM**

*7'10" x 6'6" (2.4m x 2m)*

Window to the rear, fully tiled walls and floor, bath with shower over and glass shower door, vanity unit with basin, WC, extractor fan, 1 x radiator.

## **GARAGE**

*18'8" x 7'10" (5.7m x 2.4m)*

Up and over door to the front, pedestrian door into the house, window to the rear.

## **GARDEN**

A sizeable garden that backs onto an open field. There is a good sized sunken paved patio with lots of entertaining space, steps lead up to the 90ft lawn. Flower and shrub borders on each side.

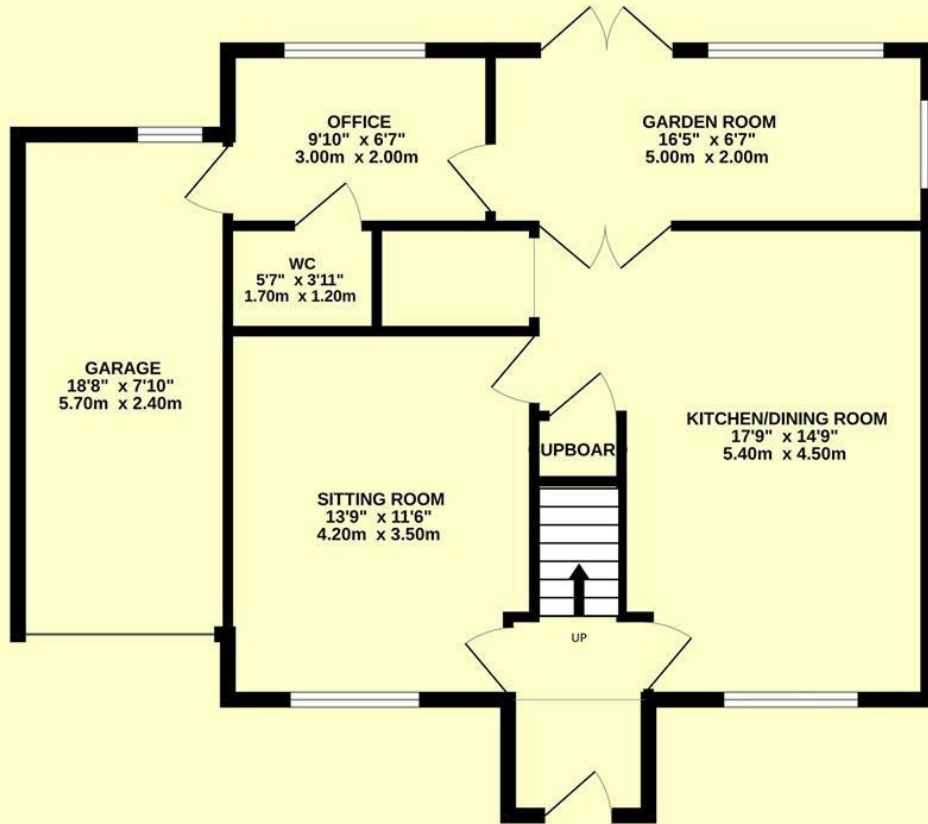
## **LOCAL AUTHORITY**

Somerset Council-Band E.

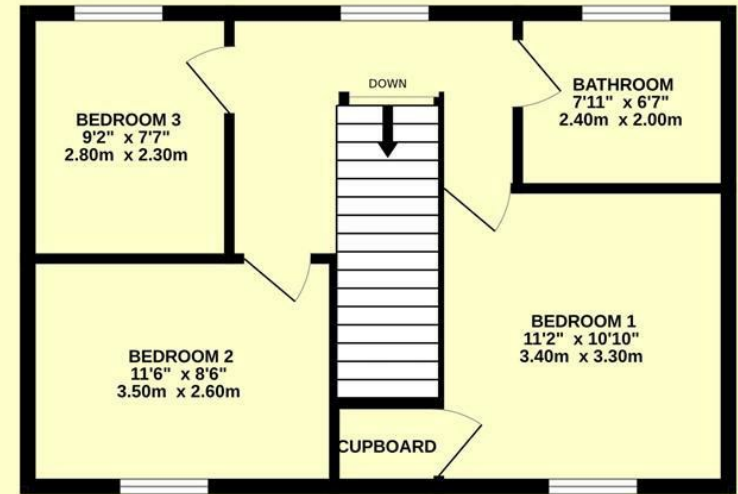
## **SERVICES**

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

GROUND FLOOR  
807 sq.ft. (74.9 sq.m.) approx.



1ST FLOOR  
465 sq.ft. (43.2 sq.m.) approx.

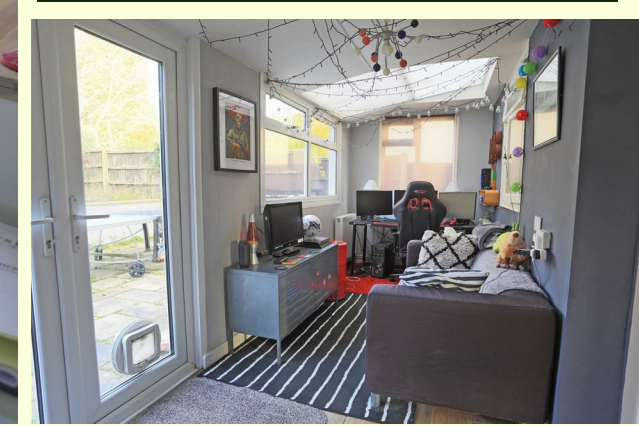


TOTAL FLOOR AREA : 1271 sq.ft. (118.1 sq.m.) approx.

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 continue up the High Street turning right onto Helliers Road. Continue along for approx 1/2 a mile and take the right turn onto Bewes Lane. The house can be found towards the end on the left hand side.





**DERBYSHIRE'S**  
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