



DERBYSHIRE'S
— *Village and Country* —

10 Heron Close, Chard,
TA20 1FW

Set in a quiet location, near to Chard reservoir, is this detached 4 bedroom family home. The house comprises: Entrance hall, sitting room, open plan kitchen/dining room, cloakroom, utility, master bedroom with ensuite, 3 further bedrooms, family bathroom, garage, driveway with ample parking and front and rear gardens.



- DETACHED FAMILY HOME
- GREAT LOCATION NEAR TO CHARD RESERVOIR
- 4 BEDROOMS
- 2 BATHROOMS
- SITTING ROOM
- OPEN PLAN KITCHEN/DINING ROOM
- CLOAKROOM AND UTILITY
- GARAGE, DRIVEWAY AND PARKING
- FRONT AND REAR GARDENS

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	82	82
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10 Heron Close, Chard, TA20 1FW
Guide Price £440,000

TO THE FRONT

To the front of the house in a good sized block paved driveway with parking for up to 5 vehicles, garage and lawn.

ENTRANCE HALL

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

SITTING ROOM

18'8" x 12'5" (5.7m x 3.8m)

Window to the front, French Doors to the rear garden, fireplace, 2 x radiators.

CLOAKROOM

WC, basin, extractor fan and 1 x radiator.

KITCHEN/DINING ROOM

15'5" (max) x 25'11" (max) (4.7m (max) x 7.9m (max))

Bay window to the front, bi-fold doors to rear and French Doors to rear. A stunning modern fitted kitchen with a range of wall and base storage units, integral fridge/freezer, double oven, ceramic hob with hood over, dishwasher, 1 1/2 bowl stainless steel sink with drainer and mixer tap, dining space for about 10 people, 2 x radiators.

UTILITY

Space and plumbing for a washing machine and tumble dryer, wall mounted storage units, 1 x radiator.

BEDROOM 1

15'8" x 9'10" (4.8m x 3m)

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

ENSUITE

Skylight, shower cubicle, WC, basin, heated towel rail, extractor fan.

BEDROOM 2

12'9" x 8'6" (3.9m x 2.6m)

Window to the rear, 1 x radiator.

BEDROOM 3

15'5" x 9'6" (4.7m x 2.9m)

Windows to the rear and side, 1 x radiator.

BEDROOM 4

9'10" x 9'2" (3m x 2.8m)

Window to the front, 1 x radiator.

BATHROOM

Window to the side, bath with shower over, WC, basin, heated towel rail, extractor fan.

GARAGE

17'4" x 9'10" (5.3m x 3m)

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

REAR GARDEN

The rear garden backs onto open countryside and convenient walks to the reservoir. There is a good sized paved patio, lawn with paths around, sun deck to one corner, timber shed, raised beds, electric and water points, access to the front via a pathway to the side.

LOCAL AUTHORITY

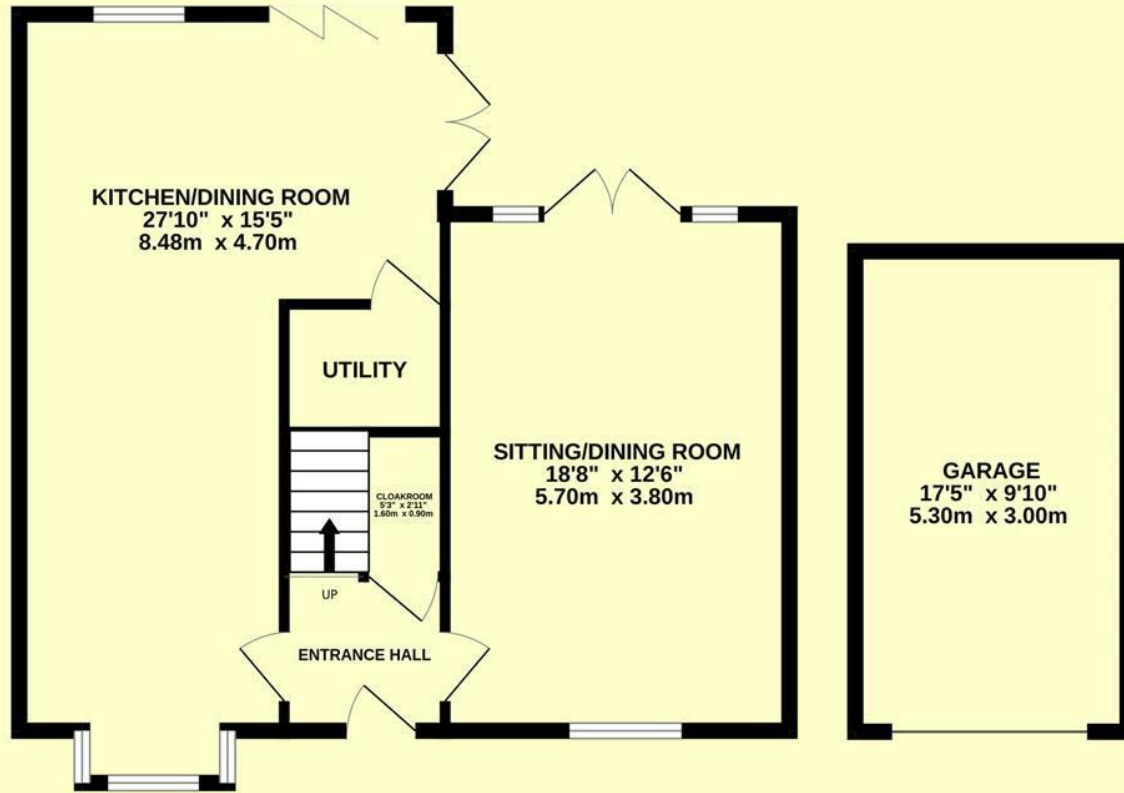
Somerset Council - Band E.

SERVICES

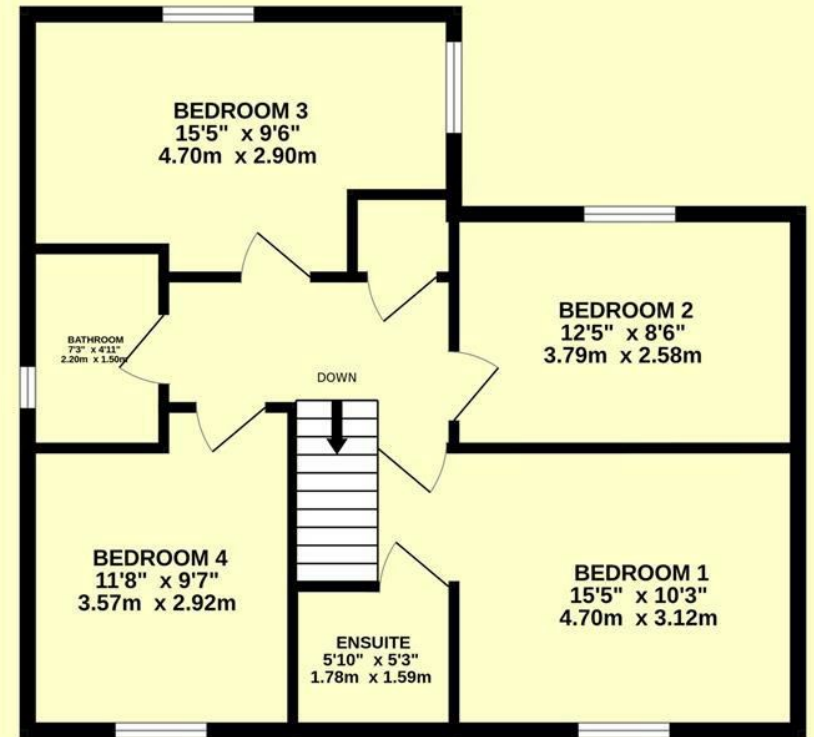
Mains gas, water, electricity and drainage are connected to the property.

AGENTS NOTE

The residents of Heron Close collectively own the road and there is a charge of £25 per month for the upkeep.



GROUND FLOOR
814 sq.ft. (75.6 sq.m.) approx.



1ST FLOOR
633 sq.ft. (58.8 sq.m.) approx.

TOTAL FLOOR AREA : 1447 sq.ft. (134.4 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 turn left at the traffic lights. Continue along Furnham Road and take the right turn to Chaffcombe. Continue along and take the right turn onto Touches Lane. Continue down Touches lane and take the left turn onto Heron Way. The property can be found on the right hand side.





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