



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

27 St. Marys Close, Chard,  
TA20 2EE

A detached bungalow with generous garden that backs onto open fields to the rear. The property comprises: Entrance hall, sitting room, kitchen, dining room/bedroom 3, 2 further bedrooms, bathroom, garage, front and rear gardens and driveway with parking for up to 3 vehicles.



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

- DETACHED BUNGALOW
  - 2/3 BEDROOMS
  - SITTING ROOM
- BEDROOM 3/DINING ROOM
  - KITCHEN
  - BATHROOM
- GARAGE AND DRIVEWAY
- FRONT AND REAR GARDENS
  - OPEN FIELDS TO REAR
  - GAS CENTRAL HEATING

27 St. Marys Close, Chard, TA20 2EE  
**Guide Price £299,950**

## **TO THE FRONT**

To the front is a private driveway that leads to the garage. The front garden is laid to lawn with pathway to the front door.

## **ENTRANCE HALL**

Door to the front.

## **SITTING ROOM**

*13'1" a 12'1" (4m a 3.7m)*

Sliding doors to the rear garden, hatch to dining room, TV point, 2 x radiators.

## **KITCHEN**

*9'10" x 8'10" (3m x 2.7m)*

Window to the rear, door through to the garage, a selection of wall and base storage units, integral double oven, 4 ring gas hob with hood over, 2 bowl sink with drainer and mixer tap, space for a fridge/freezer.

## **DINING ROOM/BEDROOM 3**

*12'9" x 12'1" (3.9m x 3.7m)*

Window to the front, fireplace, 1 x radiator.

## **BEDROOM 1**

*13'9" x 9'10" (4.2m x 3m)*

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

## **BEDROOM 2**

*12'1" x 10'5" (3.7m x 3.2m)*

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

## **BATHROOM**

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

Window to the rear, bath with shower over, WC, pedestal basin, airing cupboard, plumbing for a washing machine, 1 x radiator.

## **GARAGE**

*14'5" x 8'10" (4.4m x 2.7m)*

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

## **GARDEN**

Backing onto open fields the garden is of a good size, mainly laid to lawn and flanked by mature hedging. A selection of mature shrubs, trees and flower beds, vegetable patch and a timber shed. Access via a pathway to the front of the property.

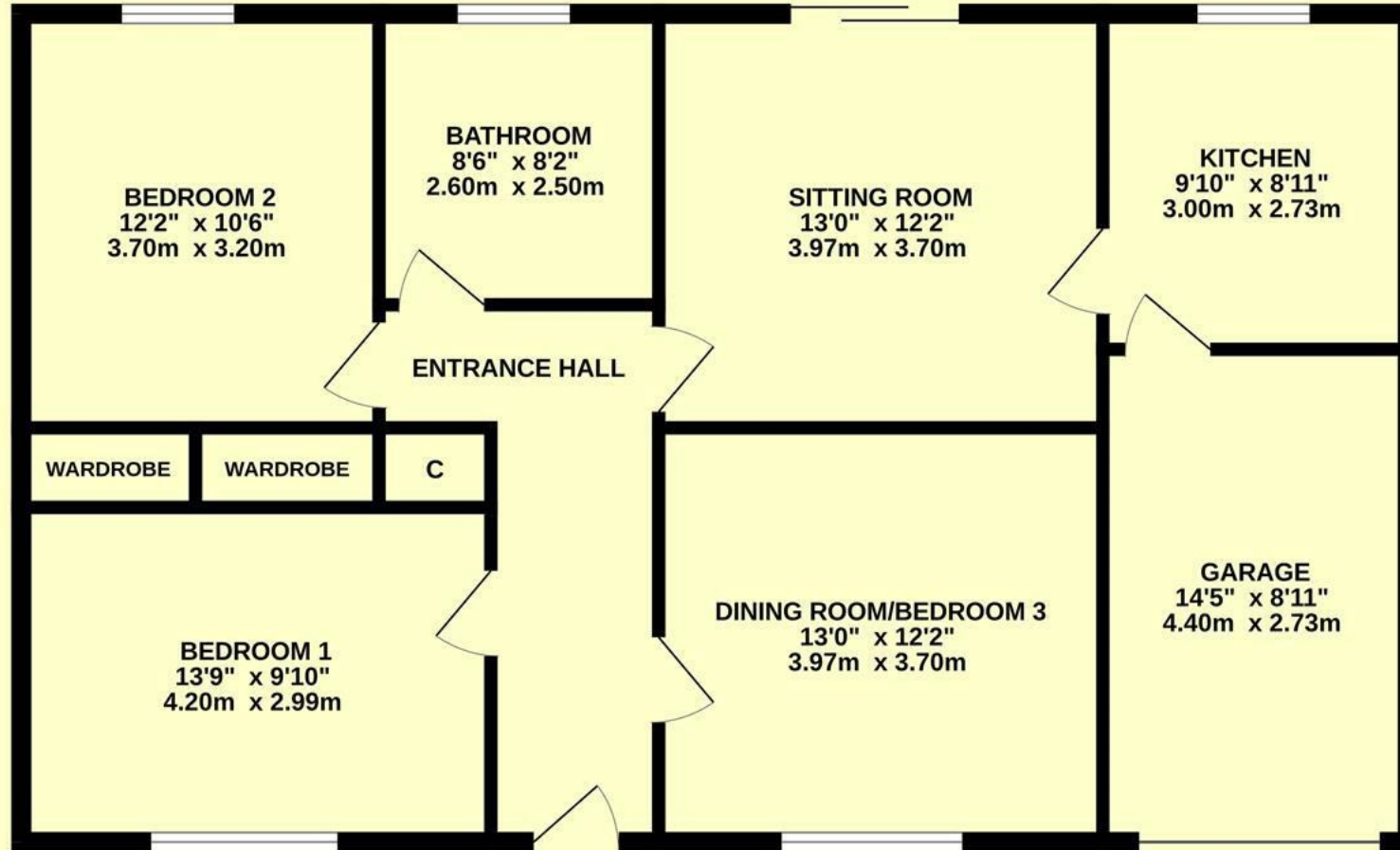
## **SERVICES**

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

## **LOCAL AUTHORITY**

Somerset Council - Band D

**GROUND FLOOR**  
986 sq.ft. (91.6 sq.m.) approx.



TOTAL FLOOR AREA : 986 sq.ft. (91.6 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 continue up the High Street and turn left onto Crowshute Link. Turn right onto Mitchell Gardens and then left onto Summerfields Road. Keep going and take the right turn onto St Marys Close and then the second turn on the right where the property can be found on the left hand side.





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