



DERBYSHIRE'S
— *Village and Country* —

17 Helliers Road, Chard, TA20 1LL

Available with no onward chain - A 3 bedroom detached family home with scope to improve/extend, in this desirable part of the town. The house comprises: Porch, entrance hall, a spacious kitchen/reception room, dining room/snug, utility, cloakroom, conservatory, 3 double bedrooms, bathroom, 2 garages, carport, yard to rear (which could be turned back to a garden) and parking to the front.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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		Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	61		79
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

- SUBSTANTIAL DETACHED HOUSE WITH NO ONWARD CHAIN
 - IN NEED OF UPDATING
- OPEN PLAN KITCHEN/RECEPTION ROOM
 - DININGROOM/SNUG
 - 3 BEDROOMS
 - BATHROOM
 - UTILITY
 - CLOAKROOM
 - 2 GARAGES
- YARD TO REAR WITH POTENTIAL FOR A NUMBER OF USES OR PUT BACK TO A GARDEN

17 Helliers Road, Chard, TA20 1LL
Guide Price £395,000

TO THE FRONT

A private driveway leads off the road, there is ample parking to the front and vehicular access to the yard to the rear.

PORCH

Door to the front, door to the hall.

ENTRANCE HALL

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

KITCHEN/RECEPTION

29'10" (max) x 16'8" (max) (9.1m (max) x 5.1m (max))

Windows to the rear and side, a large family space. The kitchen has a good range of wall and base storage units, 1 1/2 bowl sink with drainer and mixer tap, space for a cooker and a fridge, space and plumbing for a dishwasher. A step leads up to the reception/dining space with a wood burning stove and 2 x radiators.

DINING ROOM/SNUG

17'4" (max) x 13'1" (5.3m (max) x 4m)

Bay window to the front, fireplace (currently not in use), TV point, 1 x radiator.

UTILITY

12'1" x 5'2" (3.7m x 1.6m)

Windows and door to the rear, wall and base storage units, stainless steel sink with drainer and mixer tap, door through to the garage.

REAR LOBBY

Door and window to the conservatory, built in storage, 1 x radiator.

CLOAKROOM

Window to the rear, boiler housing the gas fired central heating system, WC, basin.

CONSERVATORY

14'1" x 5'2" (4.3m x 1.6m)

Door to the rear of the property.

1ST FLOOR LANDING

Window to the front, built in cupboard, hatch to the loft, 1 x radiator.

BEDROOM 1

13'1" x 12'1" (4m x 3.7m)

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

BEDROOM 2

11'5" x 10'5" (3.5m x 3.2m)

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

BEDROOM 3

13'5" x 8'10" (4.1m x 2.7m)

Window to the side, built in wardrobes, 1 x radiator.

BATHROOM

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

Window to the rear, bath, shower cubicle, WC, pedestal basin, extractor fan, 1 x radiator.

ATTACHED GARAGE

26'2" x 12'1" (8m x 3.7m)

Double doors to the front, stairs to large storage space, lighting and power.

DETACHED GARAGE

17'4" x 9'6" (5.3m x 2.9m)

Double doors to the front.

OUTSIDE

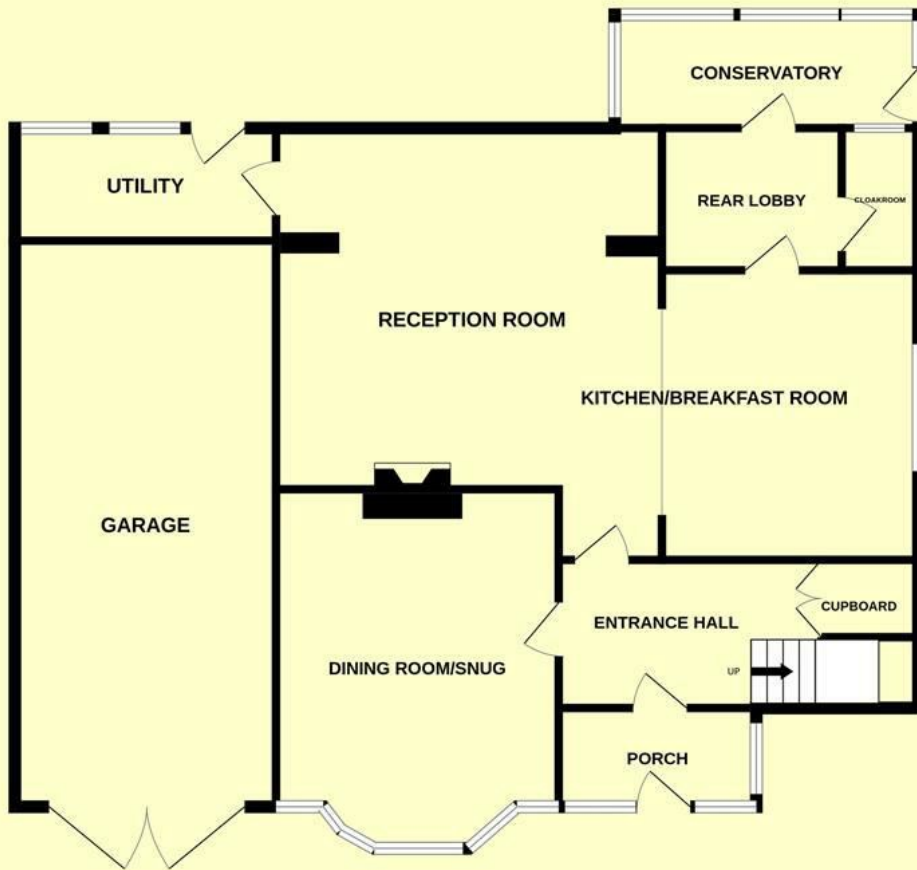
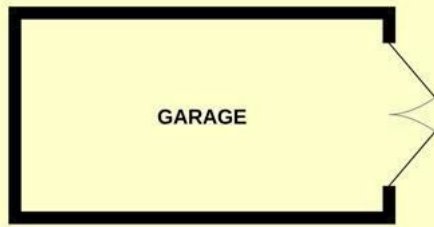
The driveway runs down the side of the property to the rear. The rear is laid to concrete making it ideal for a tradesman/groundworker etc. There is potential to turn the yard back into a garden if desired.

SERVICES

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

LOCAL AUTHORITY

Somerset Council - Band E.



GROUND FLOOR
1528 sq.ft. (142.0 sq.m.) approx.



1ST FLOOR
708 sq.ft. (65.8 sq.m.) approx.

TOTAL FLOOR AREA : 2237 sq.ft. (207.8 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 offices in Chard, continue up the High Street and take the left turn onto Helliers Road. The property can be found on the left hand side marked by a Derbyshire's For Sale board.





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