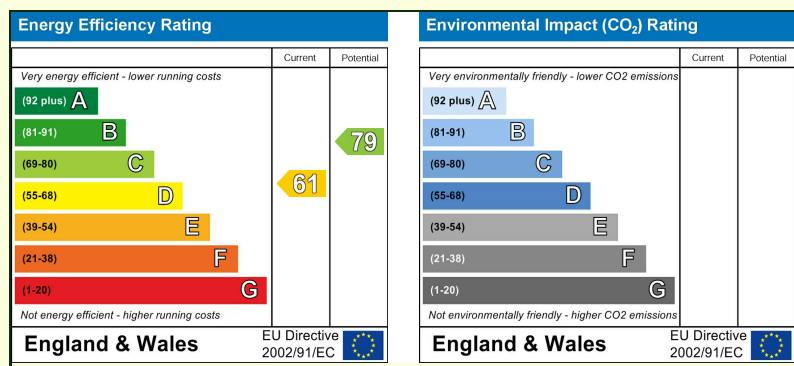




**DERBYSHIRE'S**  
— *Village and Country* —

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.



- 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 £375,000**

### **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**

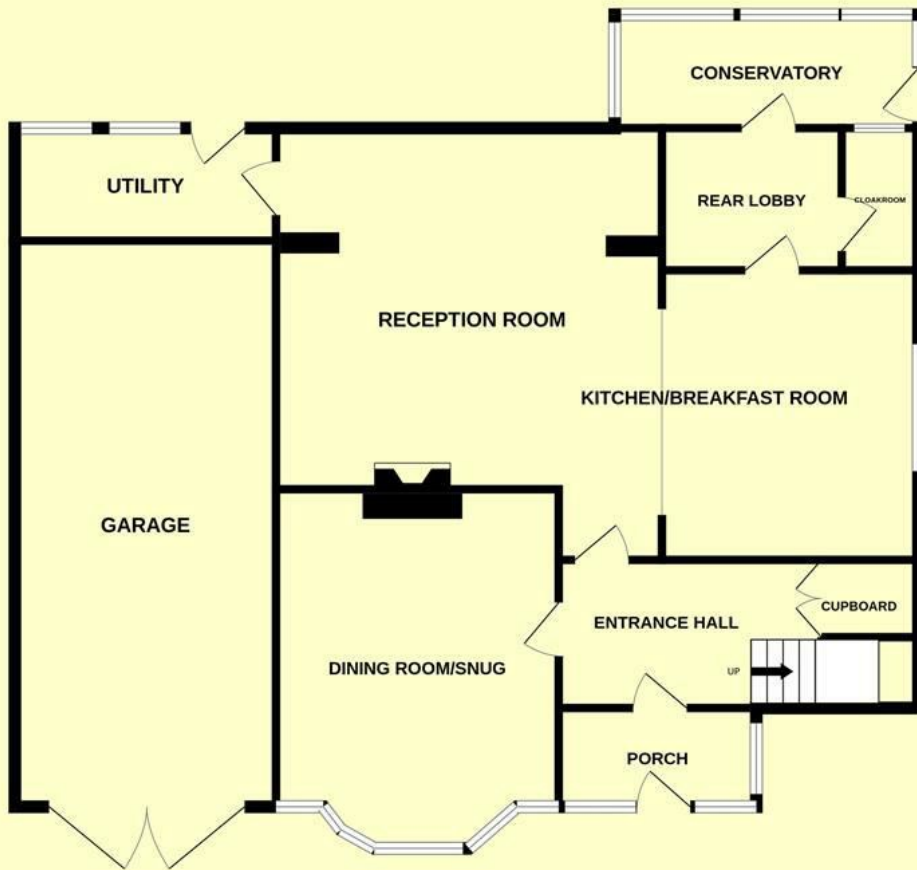
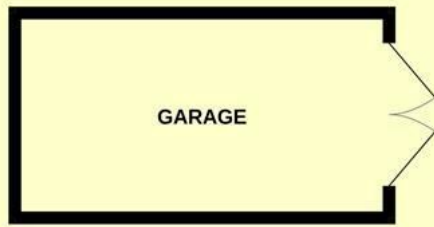
The driveway runs down the side of the property to the rear. The rear is laid to concrete making it ideal for a tradesman/groundworker etc. There is potential to turn the yard back into a garden if desired.

### **SERVICES**

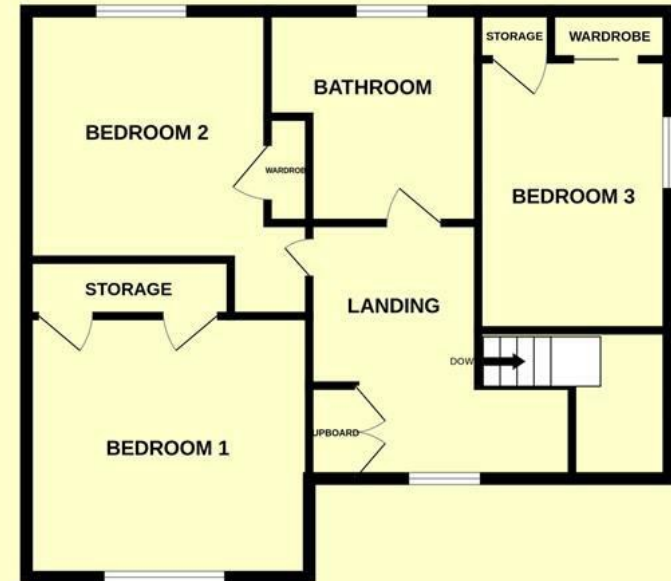
Mains gas, water, electricity and drainage are connected to the property.

### **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.





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

7, High Street, Chard, Somerset, TA20 1QF  
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