



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

10 Bramble Mews, Chard, Somerset,  
TA20 2FN

A nearly new house on the popular Snowdon Grange development just off Forton Road in Chard. The house comprises: Entrance hall, sitting room, kitchen/dining room, WC, 3 bedrooms (1 ensuite), bathroom, garage, driveway and rear garden. The house benefits from a 10 year NHBC warranty and 2 years snagging (the remainder thereof).



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		95	(92 plus) A
(81-91) B	84		(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 <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

- NERALLY NEW HOUSE
- NHBC WARRANTY WITH SNAGGING
- SITTING ROOM
- KITCHEN/DINING ROOM
  - WC
  - 3 BEDROOMS
  - 2 BATHROOMS
    - GARAGE
    - DRIVEWAY
    - GARDEN

10 Bramble Mews, Chard, Somerset, TA20 2FN  
**Offers In Excess Of £300,000**

### **ENTRANCE HALL**

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

### **SITTING ROOM**

*17'4" x 12'5" (5.3m x 3.8m)*

Windows to the front and side, TV and telephone points, 1 x radiator.

### **KITCHEN/DINING ROOM**

*18'0" x 10'2" (5.5m x 3.1m)*

A modern fitted kitchen with a good range of wall and base storage units. Integrated appliances (double oven, 4 ring gas hob, fridge/freezer, dishwasher, washer/dryer), stainless steel sink with drainer and mixer tap, space for a dining table, 1 x radiator.

### **WC**

Window to the front, WC, basin, 1 x radiator.

### **FIRST FLOOR LANDING**

Window to the side, hatch to the loft space, airing cupboard, 1 x radiator.

### **BEDROOM 1**

*12'5" x 10'5" (3.8m x 3.2m)*

Windows to the front and side, TV point, 1 x radiator.

### **ENSUITE**

Window to the side, shower cubicle, WC, basin, heated towel rail, extractor fan.

### **BEDROOM 2**

*10'5" x 9'10" (3.2m x 3m)*

Window to the side, 1 x radiator.

### **BEDROOM 3**

*8'6" x 7'10" (2.6m x 2.4m)*

Window to the front, 1 x radiator.

### **BATHROOM**

Window to the rear, bath with shower attachment, WC, basin, extractor fan, 1 x radiator.

### **GARAGE**

*19'8" x 10'5" (6m x 3.2m)*

Electric door to the front, pedestrian door to the garden and rear.

### **DRIVEWAY**

With parking, gated access to the rear garden.

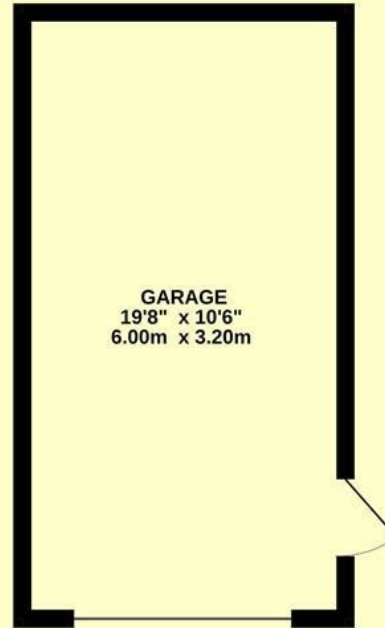
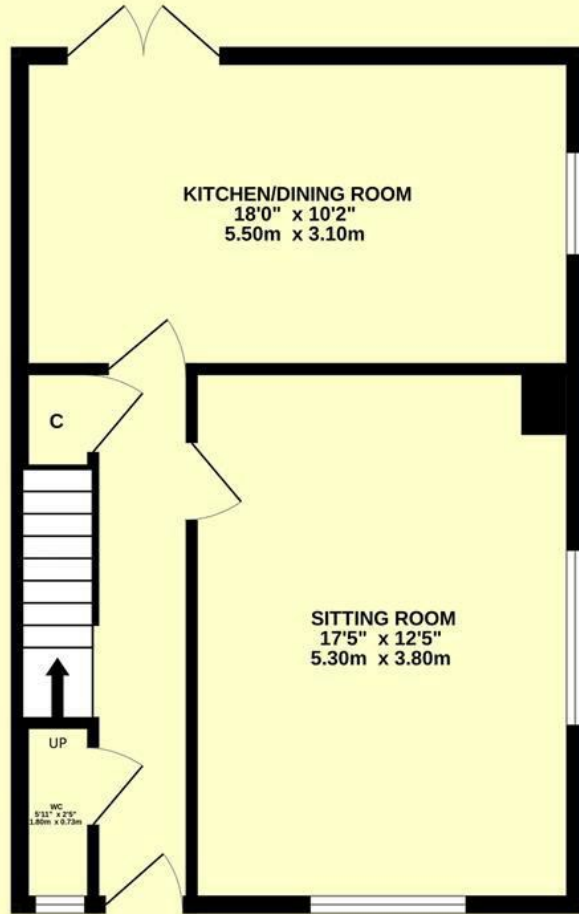
### **GARDEN**

The garden, to the rear, is laid to lawn with a paved patio and paved pathway leading to the garage.

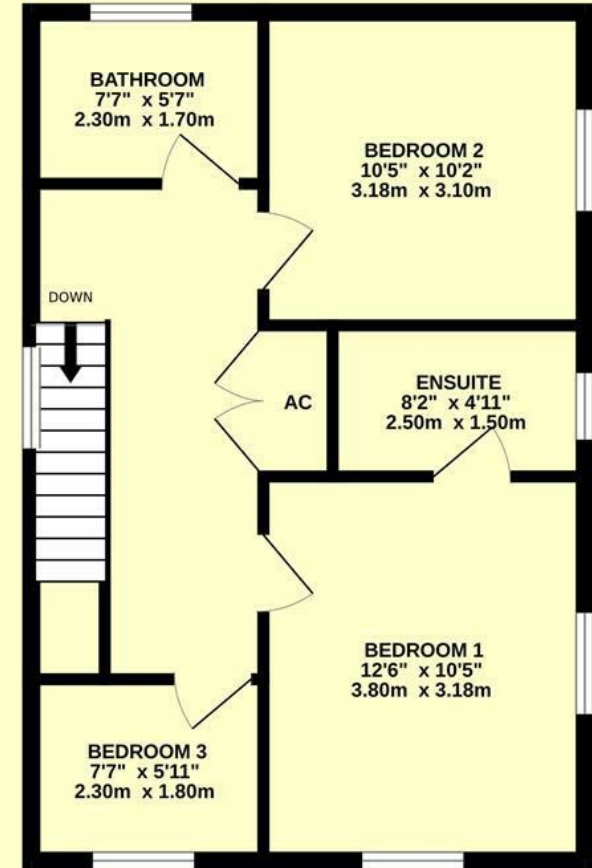
### **SERVICES**

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

GROUND FLOOR  
701 sq.ft. (65.1 sq.m.) approx.



1ST FLOOR  
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 1196 sq.ft. (111.1 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, head out of the town on the Forton Road. Take a right turn into the Tilia development. Keep going straight and then take the right hand turn onto Bramble Mews where the property can be found on the right hand side.





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