

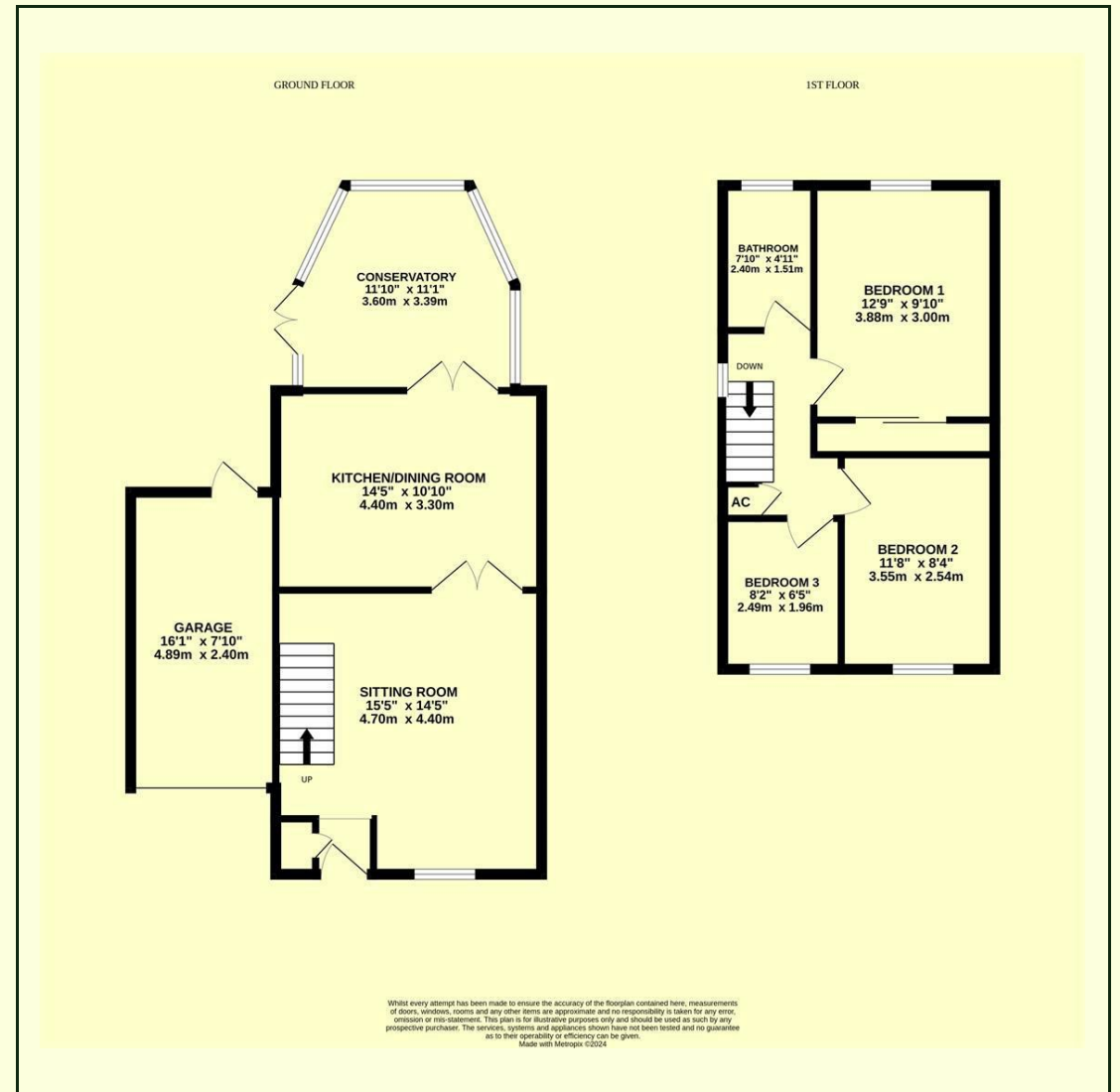


**DERBYSHIRE'S**  
— *Village and Country* —

58 Helmstedt Way, Chard,  
TA20 1DQ

A 3 bedroom semi-detached house, located down this quiet cul-de-sac, within walking distance of the town centre. The house comprises: Entrance, sitting room, kitchen/dining room, conservatory, 3 bedrooms, bathroom, garage, driveway and garden.

- SEMI DETACHED HOUSE
- QUIET CUL-DE-SAC LOCATION
- KITCHEN/DINING ROOM
- SITTING ROOM
- CONSERVATORY
- 3 BEDROOMS
- BATHROOM
- GARAGE
- DRIVEWAY WITH PARKING
- FRONT AND REAR GARDENS



58 Helmstedt Way, Chard, TA20 1DQ  
Guide Price £249,950

### To The Front

The house is approached via a private driveway leading to the garage. The front garden is laid to lawn.

### Sitting Room

15'5" x 14'5"

Door and window to the front, built in storage, TV point, electric fire, 1 x radiator.

### Kitchen/Dining Room

14'5" x 10'9"

Double doors out to the conservatory. Fitted kitchen with a selection of wall and base storage units, integral double oven, 4 ring gas hob, space and plumbing for a washing machine, stainless steel sink with drainer and mixer tap, space for a dining table, boiler housing the gas fired central heating system, 1 x radiator.

### Conservatory

11'9" x 11'1"

French doors out to the patio and rear garden, 1 x radiator.

### 1st Floor Landing

Window to the side, hatch to the loft space.

### Bedroom 1

12'5" x 9'10"

Window to the rear, built in wardrobes and further cupboards, 1 x radiator.

### Bedroom 2

11'9" x 7'10"

Window to the front, 1 x radiator.

### Bedroom 3

8'2" x 6'6"

Window to the front, 1 x radiator.

### Bathroom

7'10" x 4'11"

Window to the rear, bath, WC, basin, 1 x radiator.

### Garage

16'0" x 7'10"

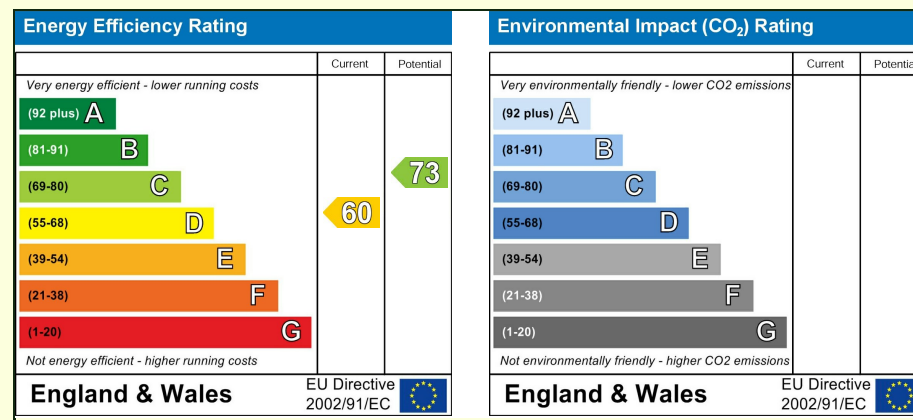
Up and over door to the front, pedestrian door to the rear, lighting and power.

### Rear Garden

A paved patio leads out from the conservatory, the garden is laid to lawn with mature tree and shrubs, flower beds and borders.

### Local Authority

Somerset Council - Band B





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