



DERBYSHIRE'S
— *Estate Agents* —

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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	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			
England & Wales	EU Directive 2002/91/EC		
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			
England & Wales	EU Directive 2002/91/EC		

- 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 £240,000

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" (4.7m x 4.4m)

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

KITCHEN/DINING ROOM

14'5" x 10'9" (4.4m x 3.3m)

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" (3.6m x 3.4m)

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" (3.8m x 3m)

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

BEDROOM 2

11'9" x 7'10" (3.6m x 2.4m)

Window to the front, 1 x radiator.

BEDROOM 3

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

Window to the front, 1 x radiator.

BATHROOM

7'10" x 4'11" (2.4m x 1.5m)

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

GARAGE

16'0" x 7'10" (4.9m x 2.4m)

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

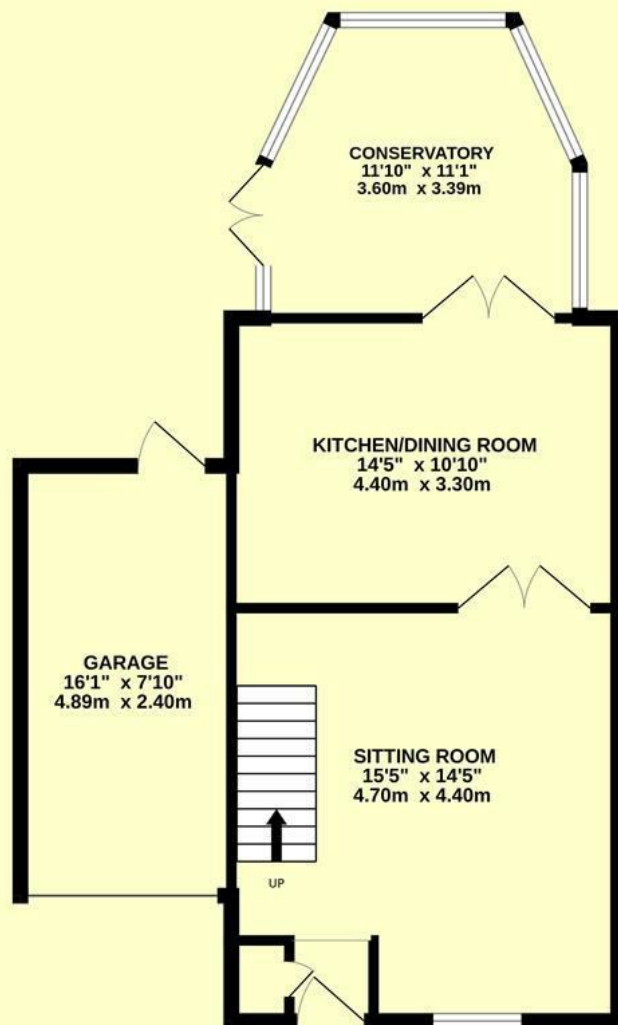
REAR GARDEN

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

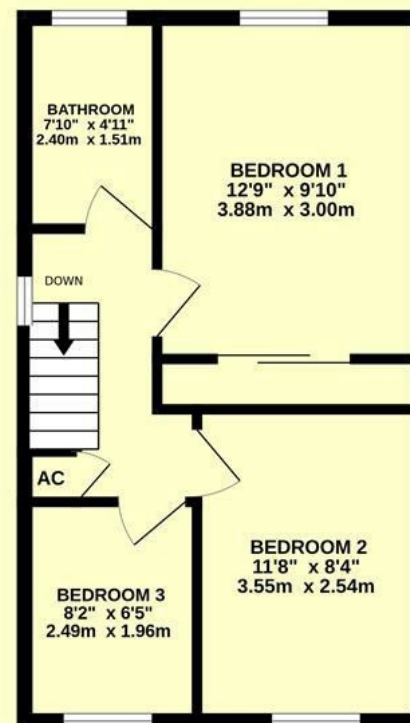
LOCAL AUTHORITY

Somerset Council - Band B

GROUND FLOOR



1ST FLOOR





Directions -





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