

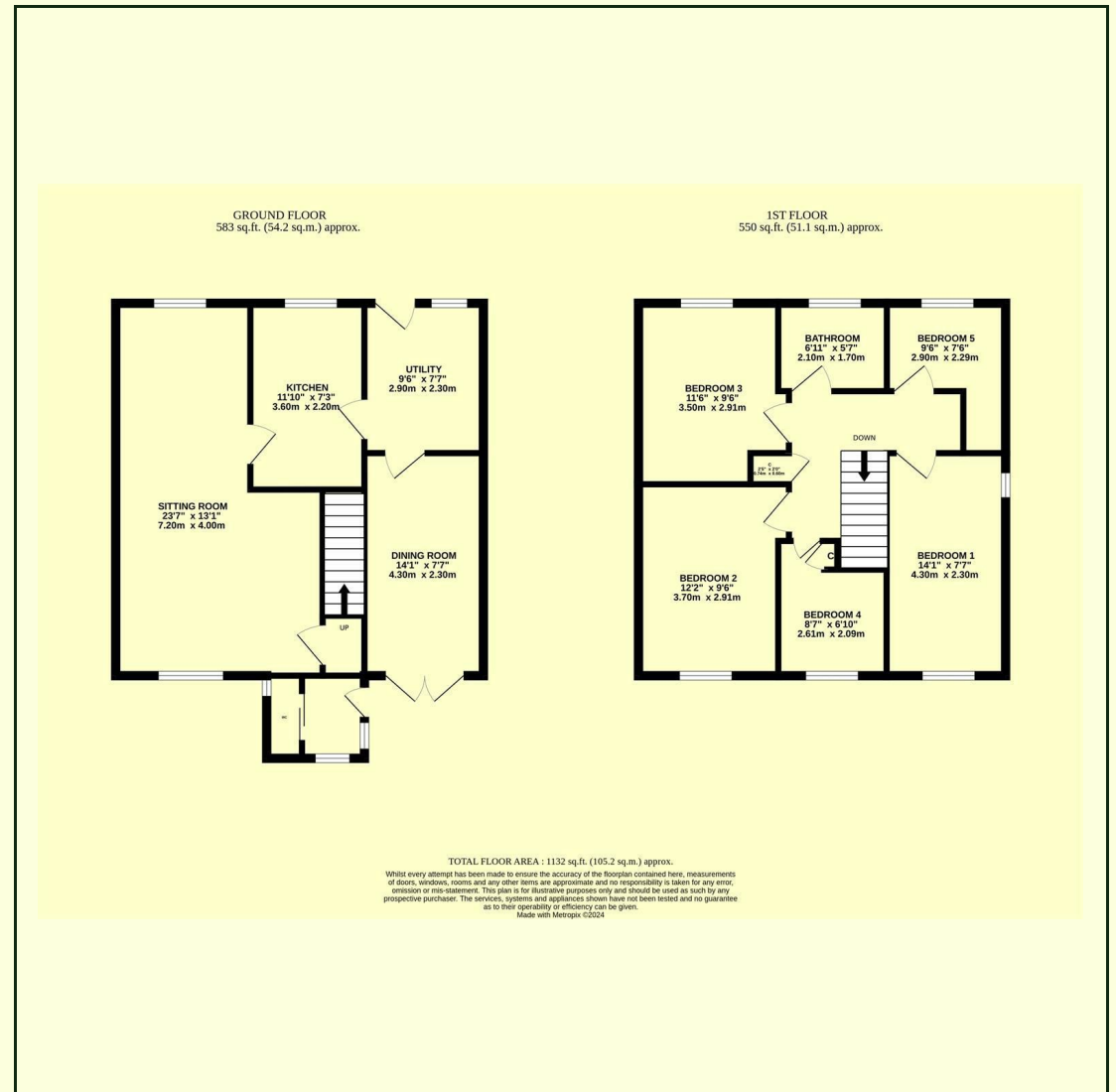


**DERBYSHIRE'S**  
— *Village and Country* —

35 Touches Meadow, CHARD,  
TA20 1PA

Available with no onward chain. In need of updating. An extended 5 bedroom house in this quiet location in Chard. The house comprises: Entrance hall, sitting room, kitchen, dining room, utility, 5 bedrooms, bathroom, front and rear gardens, garage and parking.

- Semi-Detached House In Need Of Updating
- Five Bedrooms
- Sitting Room
- Dining Room
- Kitchen
- Utility
- Family Bathroom
- Garden to Front & Rear
- Garage & Off-Road Parking
- NO CHAIN



35 Touches Meadow, CHARD, TA20 1PA  
Guide Price **£285,000**

### **To The Front**

A small front garden with lawn and patio area leads to the entrance porch.

### **Entrance Porch**

Door to the side, window to the front, 1 x radiator.

### **Hall**

Stairs to the 1st floor landing.

### **Sitting Room**

*23'7" x 13'1" (max)*

Windows to the front and side, under stairs cupboard, 2 x radiators.

### **Kitchen**

*11'5" x 7'2"*

Window to rear, storage units, space for a cooker, 1 x radiator.

### **Utility**

*9'6" x 7'6"*

Door and window to the rear, boiler housing the gas fired central heating system, plumbing for a washing machine, storage cupboard.

### **Dining Room**

*13'9" x 7'6"*

Double doors to the front patio, 1 x radiator.

### **1st Floor Landing**

Hatch to loft, cupboard, 1 x radiator.

### **Bedroom 1**

*14'1" x 7'6"*

Windows to the front and side, 1 x radiator.

### **Bedroom 2**

*12'1" x 8'10"*

Window to the front, 1 x radiator.

### **Bedroom 3**

*11'5" x 8'10"*

Window to the rear, 1 x radiator.

### **Bedroom 4**

*8'6" x 6'10"*

Window to the front, cupboard, 1 x radiator.

### **Bedroom 5**

*7'6" x 5'10"*

Window to the rear, 1 x radiator.

### **Bathroom**

*6'10" x 5'6"*

Window to the rear, bath, WC, basin, towel rail.

### **Rear Garden**

The rear garden is laid to lawn.

### **Garage**

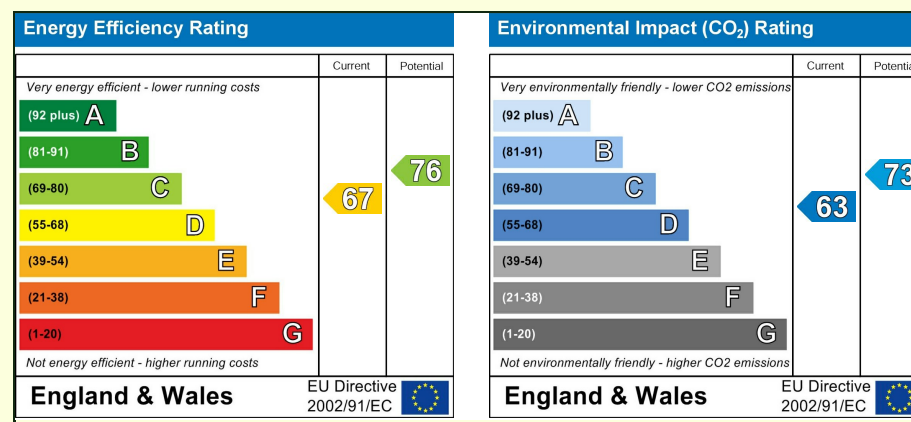
Single garage with up and over door and parking to the front.

### **Services**

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

### **Local Authority**

Somerset Council - Band B.





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