

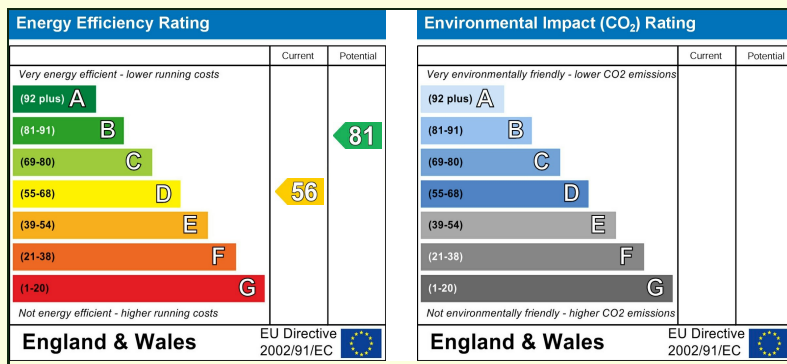


DERBYSHIRE'S
— *Village and Country* —

Beech View Combe St. Nicholas, Chard,
Somerset, TA20 3NG

A charming 3 bedroom family home located in the pretty village of Combe St Nicholas. Lovingly updated by the current owners the house comprises: Entrance hall, sitting room, kitchen/dining room, bathroom with bath and shower, 3 bedrooms, ensuite shower room and generous garden.

The village of Combe St Nicholas offers amenities including primary school, public house, church and shop/post office. Approximately 3 miles away is the town of Chard, which provides a more extensive range of facilities. The local area is well served by numerous footpaths, bridleways and quiet lanes, offering excellent opportunities for cycling, walking and horse riding. There are a number of schools for all ages within easy travelling distance, including private schools at Chard, Taunton and Yeovil.



- A STUNNING FAMILY HOME
- POPULAR VILLAGE LOCATION
 - CLOSE TO SCHOOLS
- MASTER BEDROOM WITH ENSUITE
 - 2 FURTHER BEDROOMS
 - FAMILY BATHROOM
- KITCHEN/DINING ROOM
 - SITTING ROOM
 - PRETTY GARDEN

Beech View Combe St. Nicholas, Chard, Somerset, TA20 3NG
Guide Price £380,000

TO THE FRONT

The house is set back from the road via steps and a raised gravel seating area.

ENTRANCE HALL

Door to side, tiled floor, stairs to the 1st floor landing, 1 x radiator.

KITCHEN/DINING ROOM

21'11" m x 9'10" (6.7 m x 3m)

Double doors out to the patio and garden, window to the side, a modern fitted kitchen with a good range of storage units, 2 integral electric ovens, 5 ring ceramic hob, integral dishwasher, space for a fridge/freezer, painted stone wall, space for a decent sized dining table, 1 x radiator.

SITTING ROOM

17'0" x 11'9" (5.2m x 3.6m)

Window to the front, fireplace with woodburning stove and stripped wood surround, understairs cupboard, built in shelf, TV point, 1 x radiator.

BATHROOM

Tiled floor, half tiled walls. A stylish bathroom with shower cubicle, freestanding bath, WC, basin, built in cupboards.

1ST FLOOR LANDING

Window to the side, hatch to loft.

BEDROOM 1

12'9" x 8'10" (3.9m x 2.7m)

2 windows to the rear, 1 x radiator.

ENSUITE

Shower cubicle, WC, basin, heated towel rail.

BEDROOM 2

11'5" x 8'6" (3.5m x 2.6m)

Window to the front, 1 x radiator.

BEDROOM 3

8'2" x 7'10" (2.5m x 2.4m)

Window to the front, built in wardrobe, 1 x radiator.

GARDENS

The gardens are a particular feature of the house and wrap around 2 sides. To the side of the house is a landscaped vegetable patch with raised beds separated by pathways, there is space for bin storage to the rear. The bulk of the garden is laid to lawn with flower beds and raised beds, a good sized patio leading out from the kitchen/dining room and an area to the rear, separated by sleepers, currently laid out for children to play and keep animals.

BRICK OUTBUILDING

An extremely useful storage/utility space with electric, water and drainage.

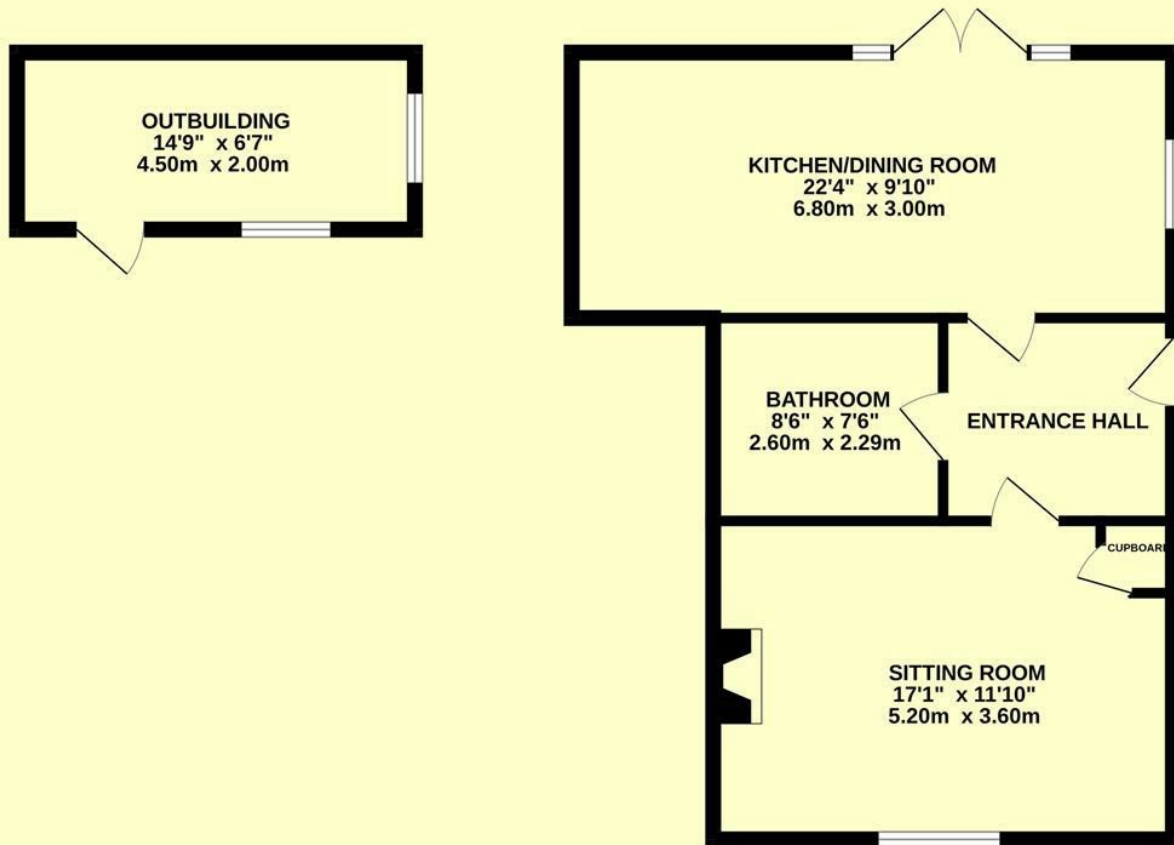
SERVICES

Mains electricity, water and drainage are connected to the property. Oil fired central heating.

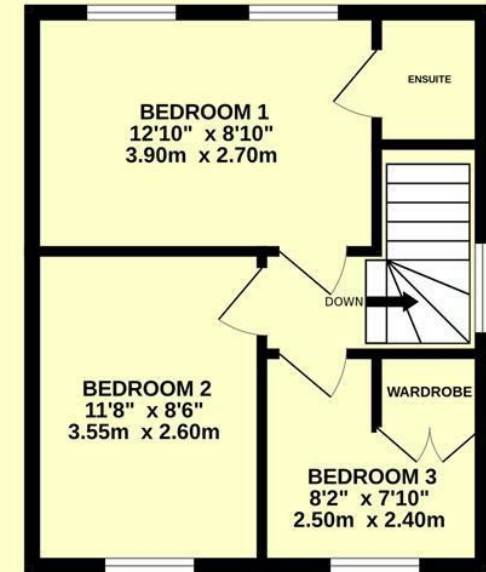
LOCAL AUTHORITY

Somerset Council - Band C.

GROUND FLOOR
641 sq.ft. (59.6 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 984 sq.ft. (91.4 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 -
enter the village of combe St Nicholas from the chard direction. Go past the Green Lion pub and the house can be found on the left hand side marked by a Derbyshire's For Sale board.





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