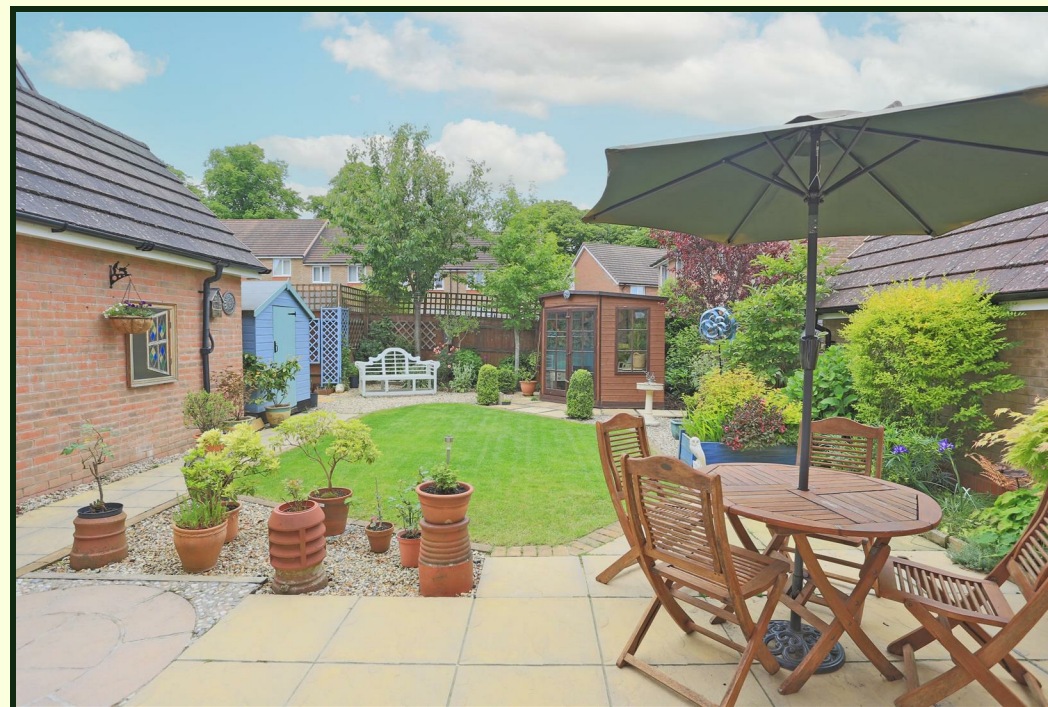




DERBYSHIRE'S
— *Village and Country* —

24 Toll House Way, Chard,
TA20 1FH

An immaculately presented detached house situated towards on the western edge of Chard but within walking distance of the shops. The house comprises: Entrance hall, sitting room, cloakroom, kitchen/dining room, utility, master bedroom with ensuite, 3 further bedrooms, family bathroom, garage and driveway and pretty front and rear gardens.



- AN IMACULATLY PRESENTED DETACHED HOUSE
- EDGE OF TOWN BUT WALKING DISTANCE TO SHOPS
- KITCHEN/DINING ROOM
- SITTING ROOM
- UTILITY AND CLOAKROOM
- 4 BEDROOMS
- 2 BATHROOMS
- GARAGE AND PARKING
- FRONT AND REAR GARDENS
- GAS CENTRAL HEATING

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		93	(92 plus) A
(81-91) B			(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 ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales

24 Toll House Way, Chard, TA20 1FH
Guide Price £465,000

TO THE FRONT

A driveway leads to the garage past a pretty and well-stocked garden to the front. Parking for 3 cars.

ENTRANCE HALL

Door and window to the front, stairs to the 1st floor, 1 x radiator.

SITTING ROOM

17'0" x 12'1" (5.2m x 3.7m)

Bay window to the front, electric fire, TV point, 1 x radiator.

CLOAKROOM

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

KITCHEN/DINING ROOM

24'11" x 12'5" (7.6m x 3.8m)

A great open plan space with sliding doors leading out to the rear garden, 2 windows to the rear, a modern fitted kitchen with a good range of wall and base storage units, integral appliances including oven, fridge, freezer and dishwasher. 1 1/2 bowl stainless steel sink with drainer and mixer tap, under stairs cupboard, space for a good sized dining table, 2 x radiators, TV point and an extraction fan.

UTILITY

Door to the side, wall and base storage, stainless steel sink with drainer and mixer tap, space and plumbing for a washing machine and tumble dryer, 1 x radiator, extractor fan.

1ST FLOOR LANDING

Hatch to the loft space.

BEDROOM 1

12'1" x 11'9" (3.7m x 3.6m)

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

ENSUITE

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

BEDROOM 2

12'5" x 9'2" (3.8m x 2.8m)

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

BEDROOM 3

11'1" x 9'6" (3.4m x 2.9m)

Window to the rear, 1 x radiator.

BEDROOM 4

8'10" x 7'6" (2.7m x 2.3m)

Window to the rear, 1 x radiator.

BATHROOM

Window to the side, bath with shower and glass shower door, WC, basin, heated towel rail, airing cupboard, extractor fan.

GARAGE

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

REAR GARDEN

A very pretty and well kept rear garden. Gated access to the front of the house. A full width patio runs along the back of the house with a pathway leading down to the bottom, timber shed with power, Lawn and gravel areas, well stocked flower borders, further seating area to the bottom, summerhouse.

SERVICES

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

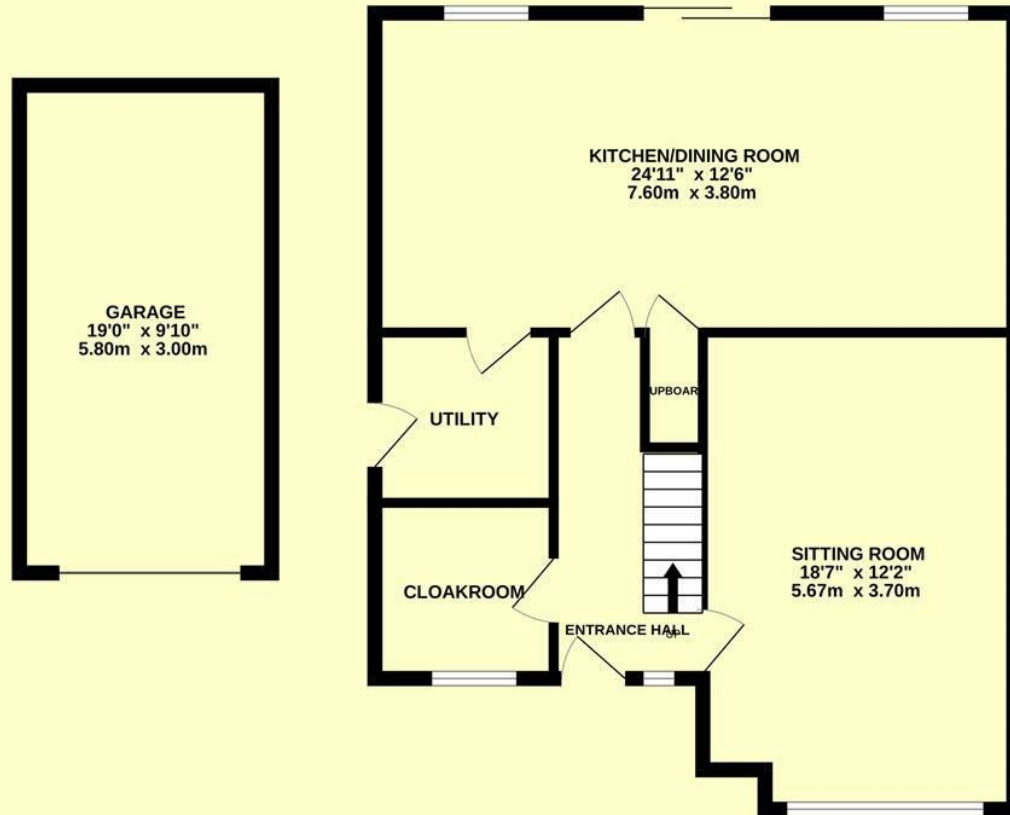
LOCAL AUTHORITY

Somerset Council - Band E.

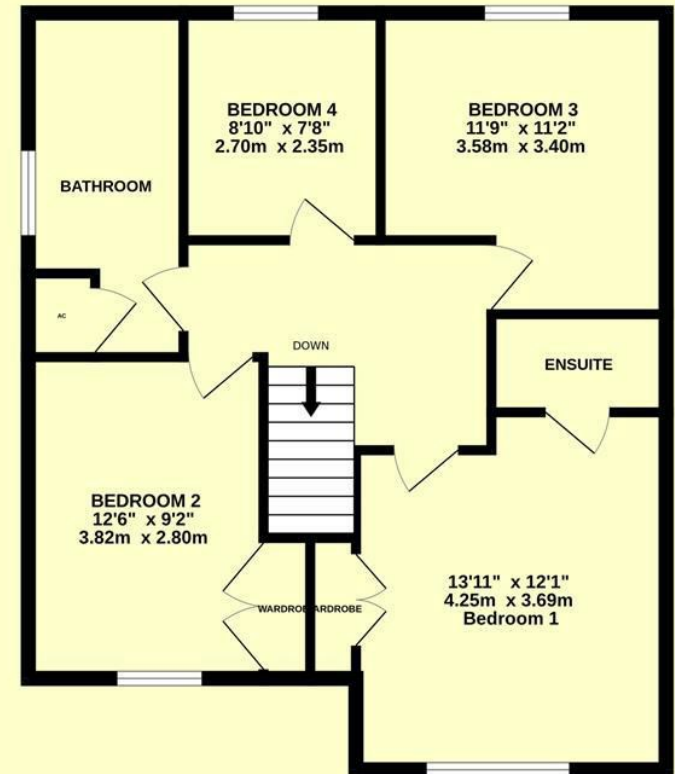
AGENTS NOTE

There is a maintenance fee for upkeep of communal areas of £188 for the year.

GROUND FLOOR
893 sq.ft. (82.9 sq.m.) approx.



1ST FLOOR
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA : 1582 sq.ft. (147.0 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.

Made with Metropix ©2024



Directions -
From our office in Chard continue up the High Street and turn left onto Crowshute Link. Take the first right onto Mitchell Gardens and keep going until you reach Toll House Way and the house is number 24.





DERBYSHIRE'S
— *Village and Country* —

7, High Street, Chard, Somerset, TA20 1QF
www.derbyshires.net 01460 63600