



DERBYSHIRE'S
— Estate Agents —

42 Bampton Avenue, Chard,
TA20 1DS

A spacious and well present three bedroom semi detached home, tucked away in a quiet cul de sac in a well regarded residential area of Chard. The property has been extended and much improved by the current owners to create a particularly stylish property. recent work includes the replacement of most windows and front door.

The property is approached over a paved driveway providing parking for 2 cars , and affording access to the single garage with remote electric roller door.



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		84	(92 plus) A
(81-91) B			(81-91) B
(69-80) C	71		(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

- A SPACIOUS SEMI-DETACHED HOUSE
 - LOUNGE
 - KITCHEN
 - DINING AREA
 - MASTER BEDROOM
 - 2 FURTHER BEDROOMS
 - BATHROOM
 - GARDEN
 - GARAGE

42 Bampton Avenue, Chard, TA20 1DS
Guide Price £295,000

ENTRANCE HALL

Door to front, a range of useful of storage lockers, laminate floor door into garage.

CLOAKROOM

Part tiled with fitted vanity unit, low level WC, heated towel rail, laminate flooring.

KITCHEN

11'11" x 8'11" (3.65 x 2.73)

Range of modern base and wall units , space for gas cooker, space and plumbing for washing machine and dishwasher. Space for full height fridge/freezer. Breakfast bar set into bay window recess.

LOUNGE

16'6" x 15'6" (5.04 x 4.73)

laminated floor , built in storage unit under stairs, 2 x radiators.

DINING AREA

An extension to the original house with velux windows above, a window to the side and patio doors opening on to the garden.

MASTER BEDROOM

9'0" x 13'10" (2.76 x 4.23)

Window to the front, laminate flooring, radiator, fitted wardrobes.

BEDROOM 2

10'4"ax x 4'9" (3.15max x 1.47)

Window to rear, laminate floor, radiator.

BEDROOM 3

8'3" x 10'5" max (2.54 x 3.2 max)

Window to rear, radiator, fitted wardrobe.

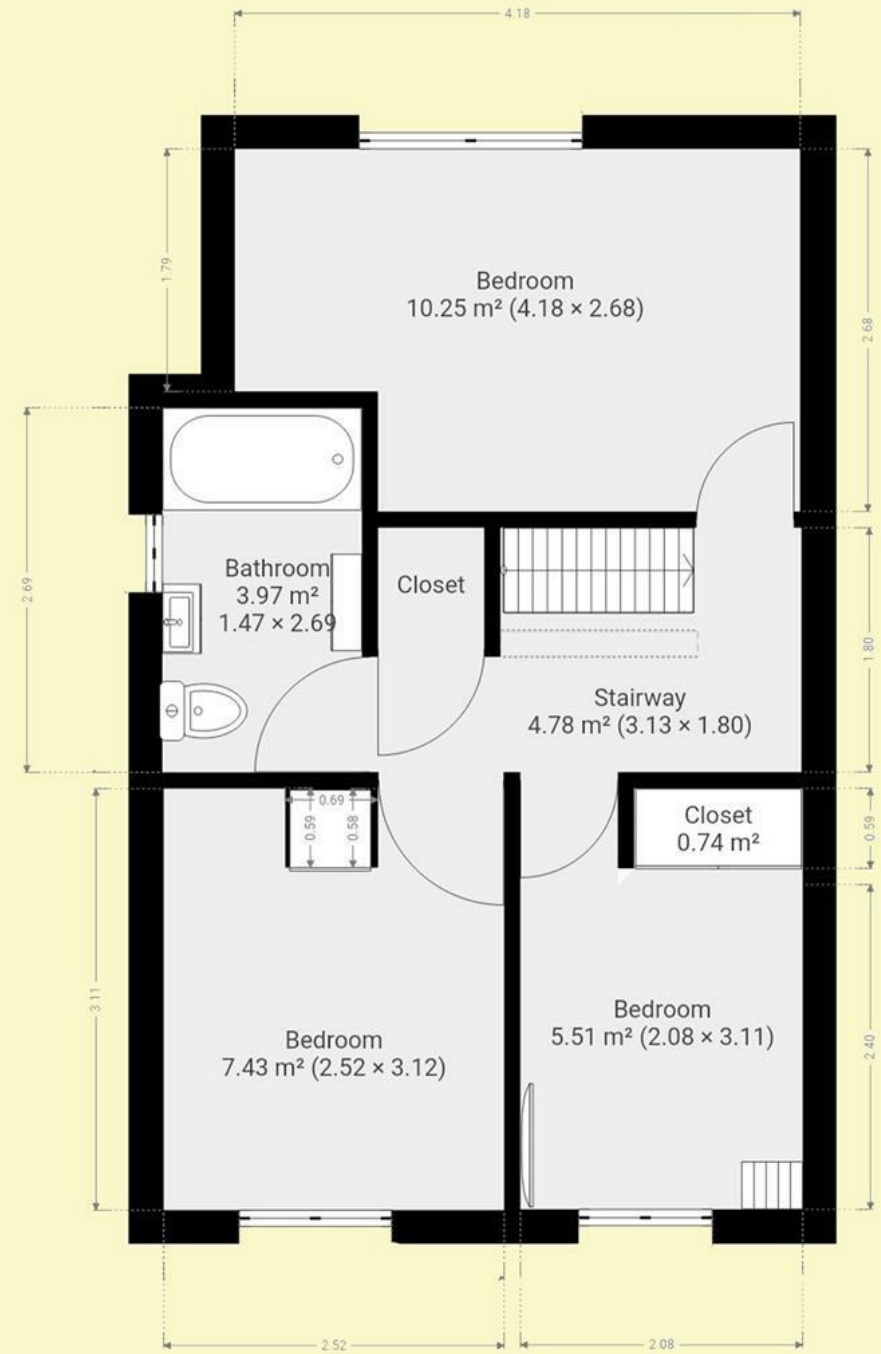
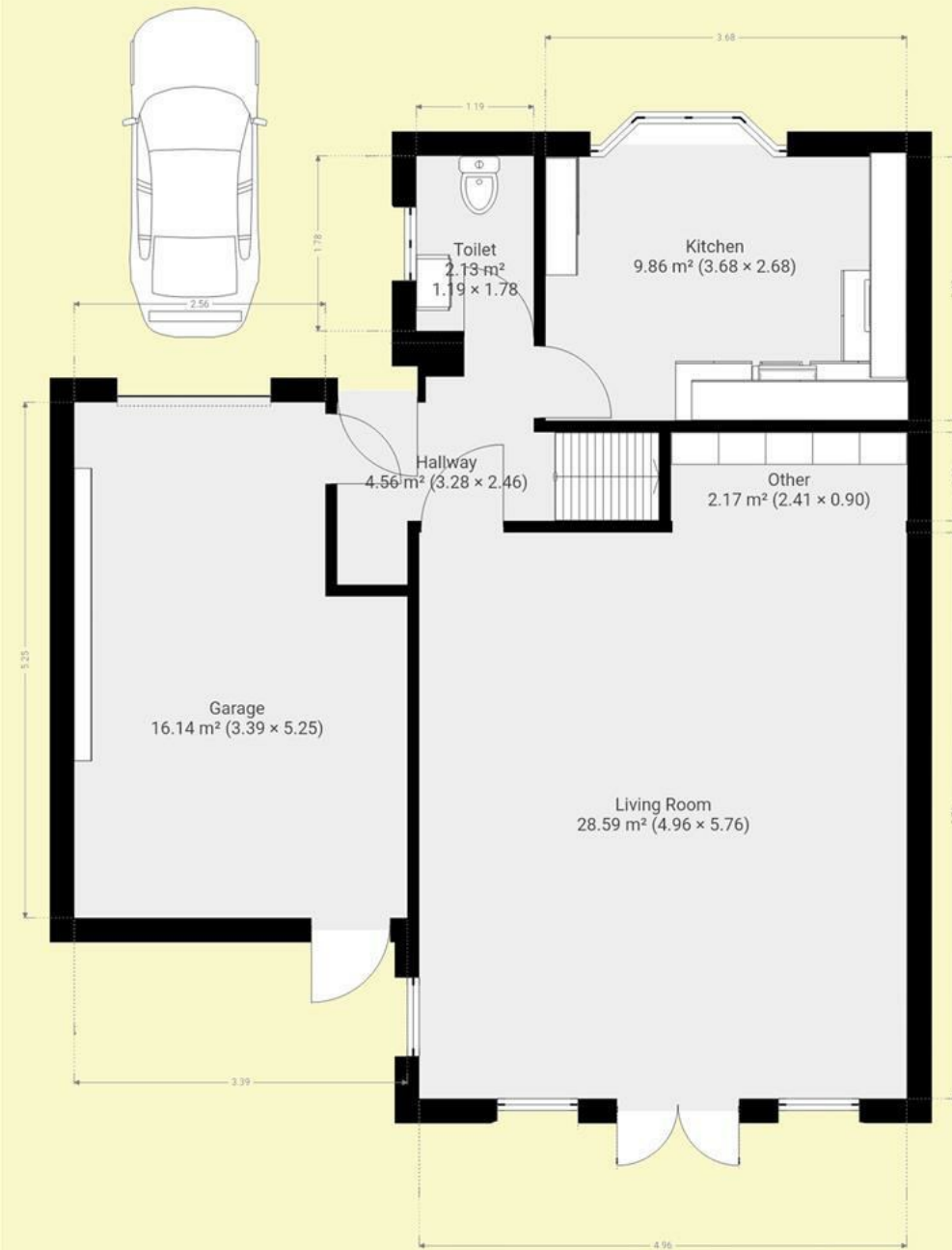
BATHROOM

8'11" x 4'9" (2.72 x 1.47)

Part tiled, bath with shower screen and electric shower over, laminate floor, towel rail, vanity unit, low level WC.

OUTSIDE

Outside the patio doors open on to a paved patio area with a further area of raised decking providing an excellent and stylish entertaining area. There is rear access to the garage and a shed.





Directions -
From our office in Chard, continue up the High St and turn right onto Helliers Rd. Continue along and round the bend then right onto Glynswood. Take the left turn onto Elizabeth Way and then left again onto Bampton Avenue.





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