



DERBYSHIRE'S
— *Estate Agents* —

18 Bondfield Way, Chard, TA20 1LE

A well proportioned three bedroom semi detached family house occupying a corner position.
Hall, living room, kitchen breakfast room, garden room, utility, conservatory, 3 bedrooms, bathroom, gas central heating, ample off road parking, garage, enclosed rear garden.

This older style semi detached house occupies a corner position in a quiet close about 1 mile from the town centre. The property has good sized family accommodation with an attractive lounge, a kitchen/breakfast room, beyond is a second reception room and downstairs shower room that could be used as an annex. There is in addition a useful conservatory. To the first floor are three bedrooms and bathroom. Heating is provided by gas fired boilers to radiators, windows are Upvc double glazed.
Externally there is ample off road parking to the front and the rear garden being well enclosed has access to a service road. There is also a single garage.

The property is set around 1 mile to the North of the town centre offering a good range of shops, supermarkets, schools and health services. The County Town of Taunton is about 14 miles to the North also giving access to the M5 (J25).

Living Room 15'11" x 11'6" (4.85m x 3.5m).

Kitchen/Breakfast Room 22'5" x 8'11" (6.83m x 2.72m).

Second Reception/Annex 12'1" x 10'2" (3.68m x 3.1m).

Shower Room

Conservatory 15'8" x 8'9" (4.78m x 2.67m).



Bedroom 1 13' x 8'10" (3.96m x 2.7m).

Bedroom 2 11'7" x 11'6" (3.53m x 3.5m).

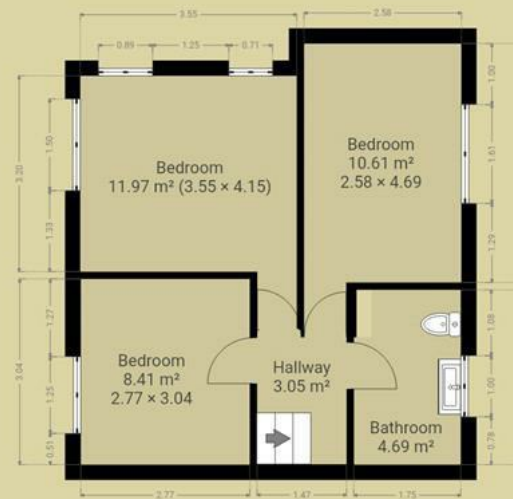
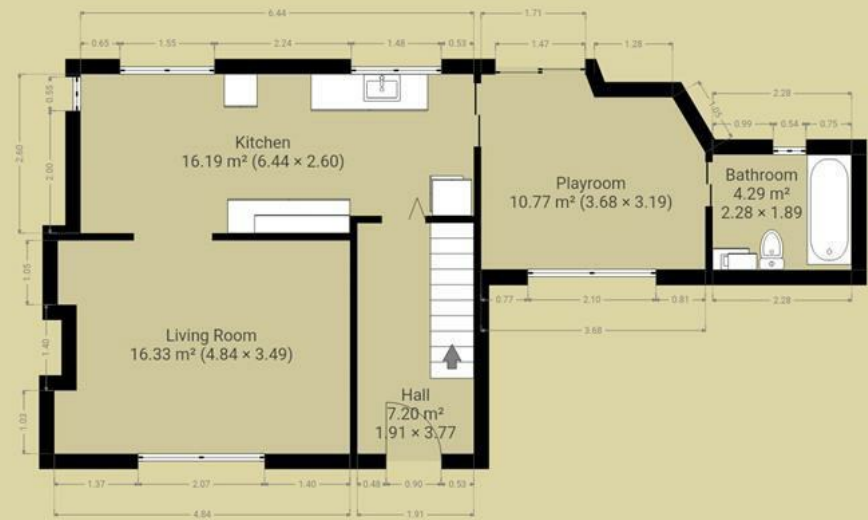
Bedroom 3 10' x 8'6" (3.05m x 2.6m).

Bathroom



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

18 Bondfield Way, Chard, TA20 1LE
£285,000



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Directions -





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