



DERBYSHIRE'S
— *Estate Agents* —

Millers Barn Court Mill Lane, Wadeford,
Chard, Somerset, TA20 3AY

A detached bungalow, enjoying peace and quiet, down a no through lane in the village of Wadeford. The property comprises: Porch, entrance hall, kitchen/dining room, lobby, cloakroom, sitting room, conservatory, 2 double bedrooms, bathroom, detached garage, driveway with parking and pretty garden to the rear.

The pretty village of Wadeford is on the edge of the Blackdown Hills which is designated An Area of Outstanding Natural Beauty and offers exceptional walking, horse riding and cycling opportunities. The nearby market towns of Chard & Ilminster provide a good range of local amenities, supermarkets, shops and schooling, while the county town of Taunton has an excellent range of private and state education, shopping and leisure facilities. Lyme Regis and the Jurassic Coast (World Heritage Site) with its 95 miles of stunning coastline, are also within easy reach.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	82		
	36		
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	

- DETACHED BUNGALOW
- SUPERB LOCATION
- MODERN KITCHEN/DINING ROOM
- SITTING ROOM
- CLOAKROOM
- 2 DOUBLE BEDROOMS
- BATHROOM
- CONSERVATORY
- DETACHED GARAGE AND DRIVEWAY
- PRETTY GARDENS

Millers Barn Court Mill Lane, Wadeford, Chard, Somerset, TA20 3AY
Offers In Excess Of £295,000

TO THE FRONT

The property is approached via a quiet no through lane. To the front is a gravel driveway that leads round to the detached garage and also gives access to the rear garden.

PORCH

ENTRANCE HALL

Door to the front, window to the side.

CLOAKROOM

8'6" x 4'7" (2.6m x 1.4m)

Window to the front, tiled floor, WC, pedestal basin, cupboard housing the hot water tank.

KITCHEN/DINING ROOM

17'0" x 13'9" (5.2m x 4.2m)

Windows to the front and rear, door to rear lobby, Italian Slate floor, a recently fitted modern kitchen with an extensive range of wall and base storage units, integral oven and microwave, space and plumbing for a washing machine and tumble dryer, integral dishwasher, 4 ring induction hob with hood over, stainless steel sink with drainer and mixer tap, further built in cupboard, 1 x electric radiator.

SITTING ROOM

17'0" a 12'9" (5.2m a 3.9m)

Windows to the front and rear, double doors through to the conservatory, hatch to loft, TV point, 1 x electric heater.

CONSERVATORY

11'1" x 6'2" (3.4m x 1.9m)

Tiled floor, door to the rear garden.

REAR LOBBY

Door to rear garden.

HALL

Hatch to loft.

BEDROOM 1

12'9" x 11'9" (3.9m x 3.6m)

Window to the side, 1 x electric heater.

BEDROOM 2

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

Window to the front, built in wardrobes, 1 x electric heater.

BATHROOM

7'10" x 4'11" (2.4m x 1.5m)

Window to the side, tiled walls, shower cubicle, WC, pedestal basin, heated towel rail, extractor fan.

GARAGE

19'8" x 10'2" (6m x 3.1m)

Double wooden doors to the front, pedestrian door to the side, window to the rear, lighting and power.

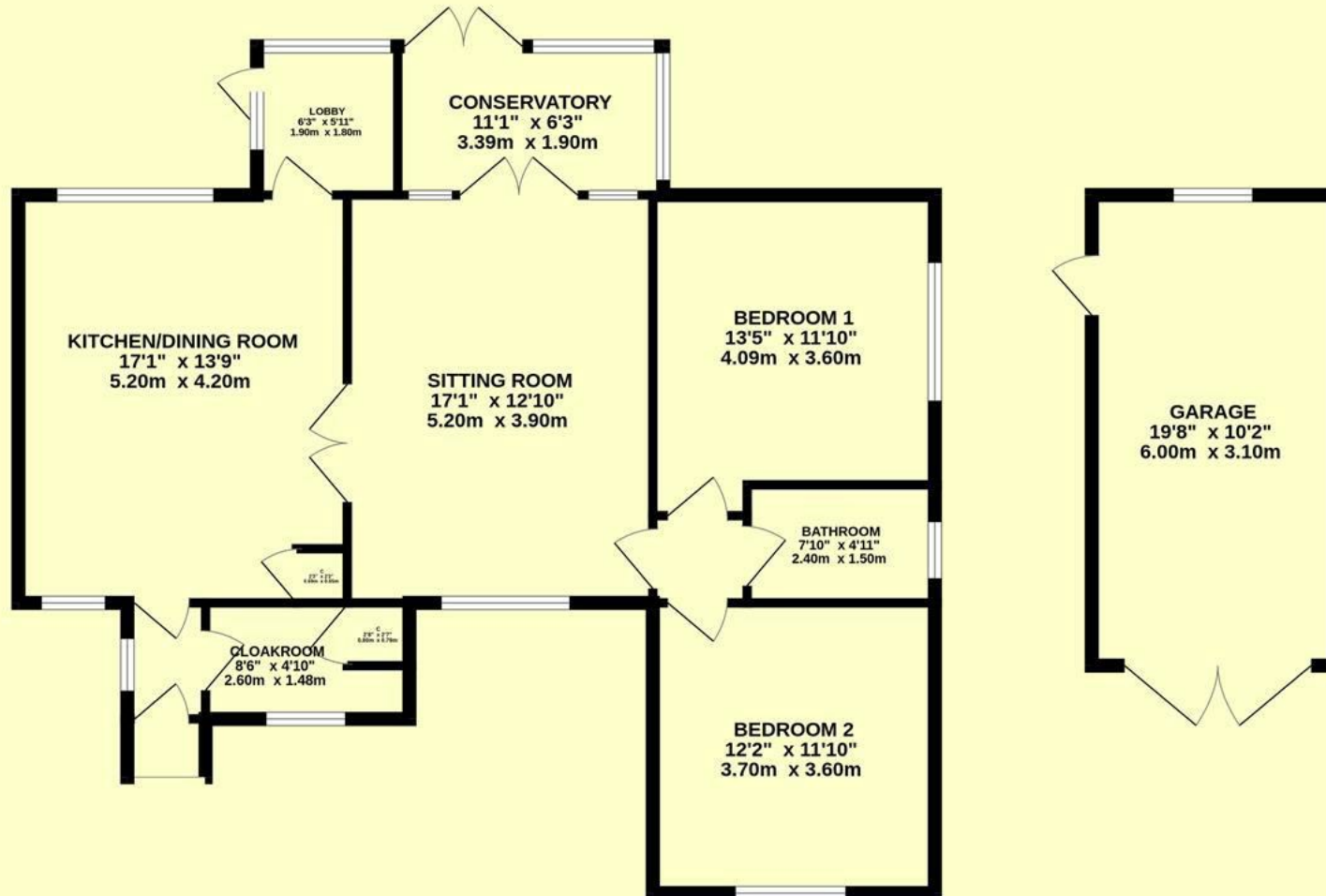
GARDEN

Leading out from the conservatory is a gravel seating area and path leading round to the front of the property. The garden is predominantly laid to lawn with an abundance of flowers, shrubs and smaller trees.

LOCAL AUTHORITY

Somerset Council - Band D.

GROUND FLOOR
1169 sq.ft. (108.6 sq.m.) approx.



TOTAL FLOOR AREA : 1169 sq.ft. (108.6 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 -

From the top of Chard take the road out towards Combe St Nicholas. Enter Wadeford and go past the Haymaker Inn on your right. Continue and take the right hand turn on the bend to Court Mill Lane. Continue along to the end and straight over the small grass triangle. The property can be found straight ahead with parking outside.





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