



DERBYSHIRE'S
— *Estate Agents* —

120 Furnham Road, Chard, TA20 1BE

A Three Bedroom Modern Semi Detached Home benefiting Entrance Hallway, Lounge, Kitchen/Diner, Rear Porch, Downstairs Cloakroom, Three Bedrooms and Family Bathroom. Enclosed rear Garden, uPVC Double Glazing, Gas Central Heating and Allocated Parking to the Rear Aspect.

Lounge
17' 2" x 9' 10" (5.23m x 3.00m)
uPVC triple glazing to the front aspect, radiator, under stairs storage cupboard and uPVC double glazed French doors leading to:

Rear Porch
uPVC double glazed construction and door leading to garden.

Kitchen/Diner
17' 2" x 8' 4" (5.23m x 2.53m)
Comprehensively fitted with a range of modern matching units with adjoining work top preparation surface and inset stainless steel sink and drainer with mixer tap over complemented by tiled splash backs. Fitted oven, hob and cooker hood, dishwasher and fridge. Appliance space for washing machine, radiator and dual aspect uPVC double glazed windows.

Cloakroom
Benefiting a two piece suite consisting of a low level W.C and pedestal wash hand basin. Wall mounted gas central heating boiler.

First Floor Landing
uPVC double glazed window to the rear aspect and loft access.

Bedroom One
9' 11" x 9' 10" (3.01m x 2.99m)
Triple glazing to the front aspect, radiator and



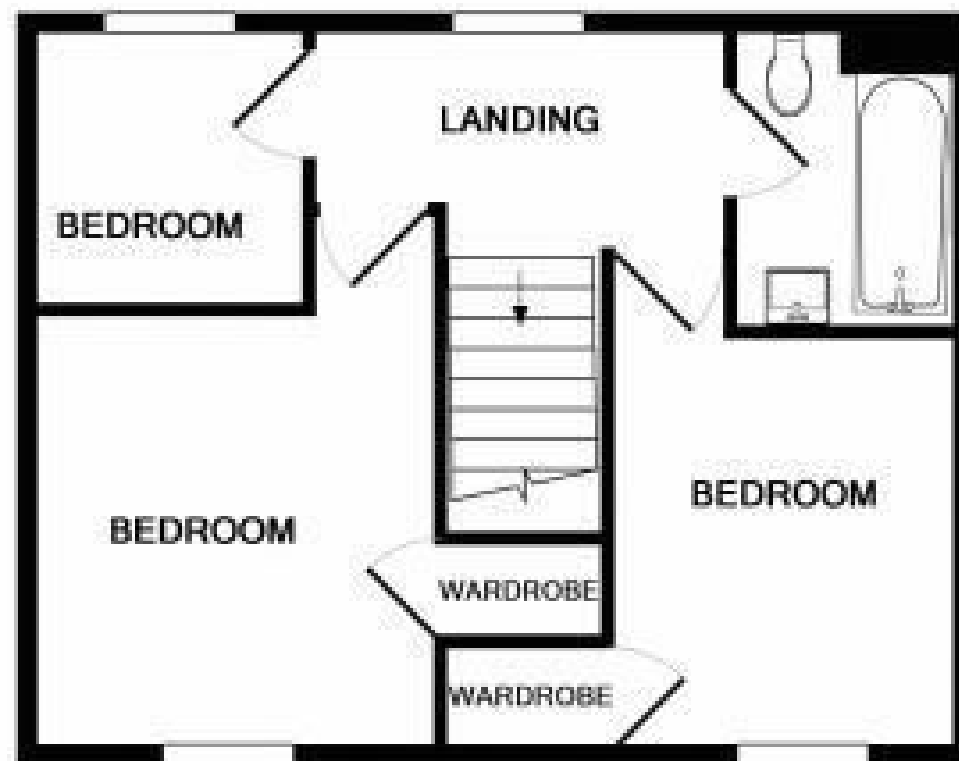
- Three Bedrooms
- Modern Semi-Detached Property
- Off Street Parking
 - Garden
- Move in Ready
- Close to amenities

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		88	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	75		(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	

120 Furnham Road, Chard, TA20 1BE
£200,000



GROUND FLOOR
APPROX. FLOOR
AREA 405 SQ.FT.
(37.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 376 SQ.FT.
(34.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 780 SQ.FT. (72.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 -





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