



**DERBYSHIRE'S**  
— *Estate Agents* —

3A Glynswood, Chard, TA20 1AH



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(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					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

- No Onward Chain
  - 3 Bedrooms
- Garage and Driveway Parking
  - Private Rear Garden
- Kitchen Dining Room
  - Downstairs WC
- Gas Central Heating
  - Move In Ready

3A Glynswood, Chard, TA20 1AH  
Asking Price £240,000



### **ENTRANCE PORCH**

*4'0" x 6'8" (1.23 x 2.04)*

Entrance porch with double glazed door and window to the front and side aspect.

### **ENTRANCE HALL**

Doors to Kitchen dining room, lounge, down stairs WC and stairs leading to the first floor. Under stairs storage cupboard. Radiator. Wall mounted thermostat control.

### **KITCHEN DINING ROOM**

*13'4" x 8'7" (4.08 x 2.62)*

Fully fitted kitchen with wall and base units, Integrated electric oven with 4 ring gas hob and extractor fan over, Stainless steel sink drainer, space and plumbing for washing machine, integrated fridge freezer, wall mounted housed gas boiler, space for dining room table and chairs. Double glazed windows to the front and side aspect. Radiator.

### **LOUNGE**

*15'7" x 9'10" (4.76 x 3.01)*

Double glazed window to the rear, double glazed French doors to the rear garden, electric fire with mantle over, radiator.

### **DOWNSTAIRS WC**

WC, wash hand basin, radiator.

### **FIRST FLOOR LANDING**

Doors to bedroom and bathroom. Loft hatch.

### **MASTER BEDROOM**

*12'5" x 9'4" (3.81 x 2.87)*

2 Double glazed windows to the front aspect, radiator, built in storage cupboard, fitted double wardrobe, fitted over bed storage cupboards, fitted bedside tables.

### **BEDROOM 2**

*10'8" x 6'9" (3.26 x 2.06)*

Double glazed window to the rear aspect, radiator.

### **BEDROOM 3**

*8'6" x 6'9" (2.60 x 2.08)*

Double glazed window to the rear aspect, radiator.

### **BATHROOM**

*6'7" x 5'6" (2.03 x 1.68)*

Double glazed frosted window to the side aspect, bath with shower over, wash hand basin, WC, radiator.

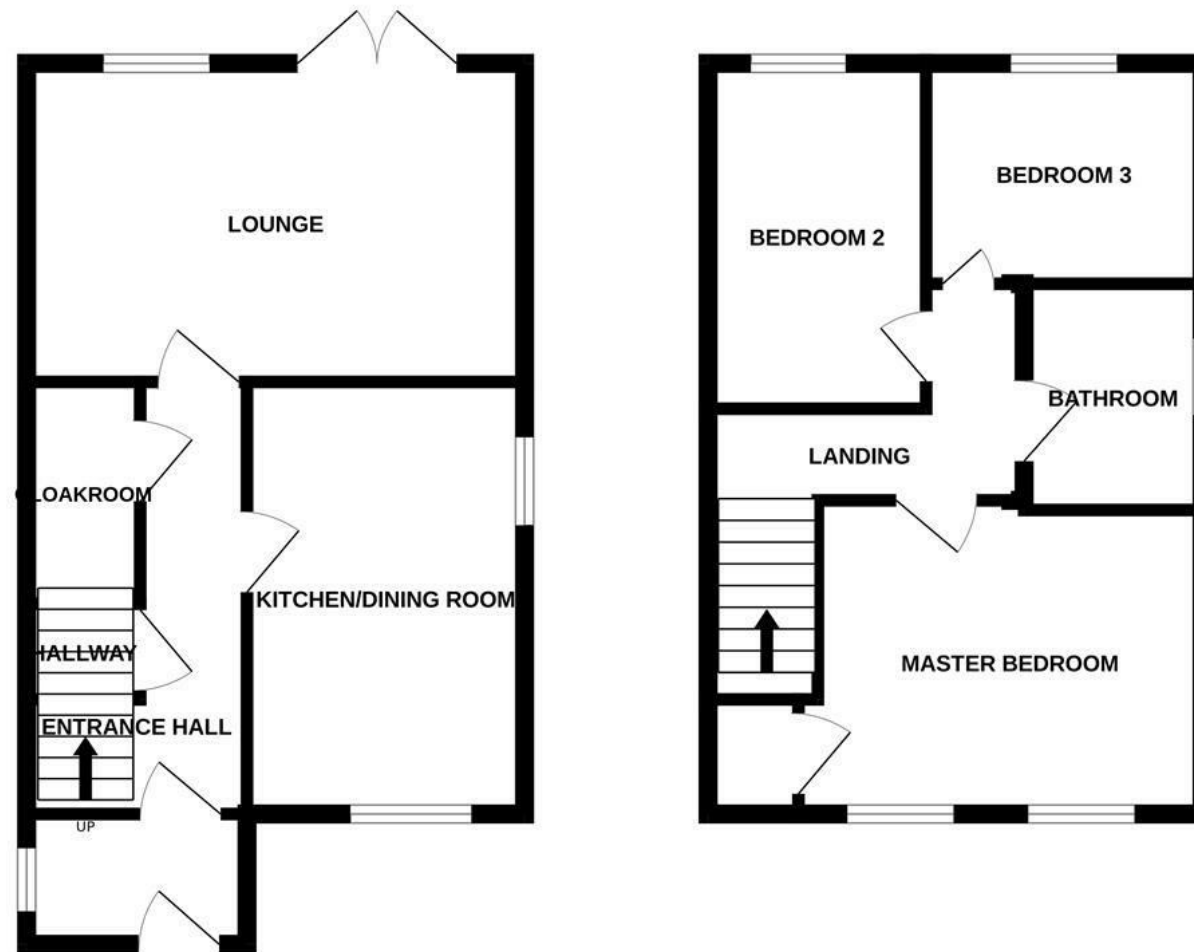
### **GARAGE**

Detached single garage with up and over door and pedestrian UPVC door to the rear garden and electric sockets.

### **OUTSIDE SPACE**

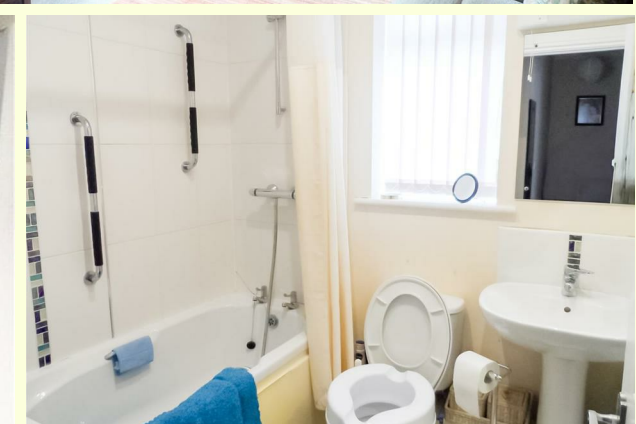
To the front of the property there is a block paved driveway, to the side aspect there is a single garage, a gate leading to the rear garden and an outside tap. To the rear of the property there is a private and enclosed garden which is paved and shingled with mature shrubs. There is a wall mounted sun parasol above the French doors, a pedestrian UPVC door to the garage and a gate leading to the side aspect.

## GROUND FLOOR



3 BED END OF TERRACED HOUSE

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 High Street, Chard turn right onto Helliers Road and continue onto Crimchard. Turn right onto Glynswood. 3a Glynswood can be found on your right hand side towards the end of the road.







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