



15 BIRCH GROVE

Chard, TA20 2FQ

Price Guide £270,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A well presented three bedroom semi - detached home situated on the edge of Chard. The accommodation in brief comprises entrance hall, cloakroom, sitting room and a kitchen/dining room. Upstairs there is three bedrooms, ensuite to the master and a family bathroom. Outside the rear garden is a good size and there is ample driveway parking.



## Situation

The market town of Chard is located in South Somerset between the Devon and Dorset borders. The town centre offers a good range of shopping, sport and leisure facilities. There are a selection of primary schools, a secondary school, doctors surgeries, dental surgeries and a hospital. There are various rail and bus links to London from Axminster, Crewkerne and Taunton.

## The local area

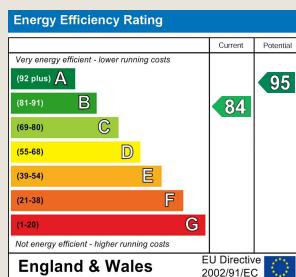
The Town is ideally situated within easy reach of the county town of Taunton (14.2 miles) Crewkerne (8 miles - mainline rail London Waterloo) and the Jurassic Coastline of Lyme Regis (11.8 miles.)

## Local Authority

South Somerset Council Tax Band: C

Tenure: Freehold

EPC Rating: B



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## Entrance Hall

Radiator and stairs rising to the first floor with a storage cupboard under.

## Cloakroom

With a window to the front aspect. low level WC, wash hand basin and a radiator.

## Sitting Room

17'5" x 10'9" (5.32 x 3.28)

With a window to the front aspect, television point and a radiator.

## Kitchen/Diner

17'9" x 10'2" (5.43 x 3.10)

With a window to the rear aspect and french doors opening out into the garden. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drainer, integrated gas hob, electric oven and cooker hood over. built in fridge/freezer, dishwasher and washing machine. Radiator, wall mounted gas central heating boiler and tiling to all splash prone areas.

## Landing

Airing cupboard and access to the loft.

## Master Bedroom

12'3" x 9'10" (3.74 x 3.00)

With a window to the front aspect and a radiator.

## Ensuite

Suite comprising low level WC, wash hand basin, shower cubicle, heated towel rail, extractor fan and tiling to all splash prone areas.

## Bedroom Two

10'3" x 10'2" (3.14 x 3.10)

With a window to the rear aspect and a radiator.

## Bedroom Three

8'6" x 7'6" (2.60 x 2.31)

With a window to the front aspect and a radiator.

## Bathroom

With a window to the rear aspect. Suite comprising bath with shower over, low level WC, wash hand basin, heated towel rail and tiling to all splash prone areas.

## Outside

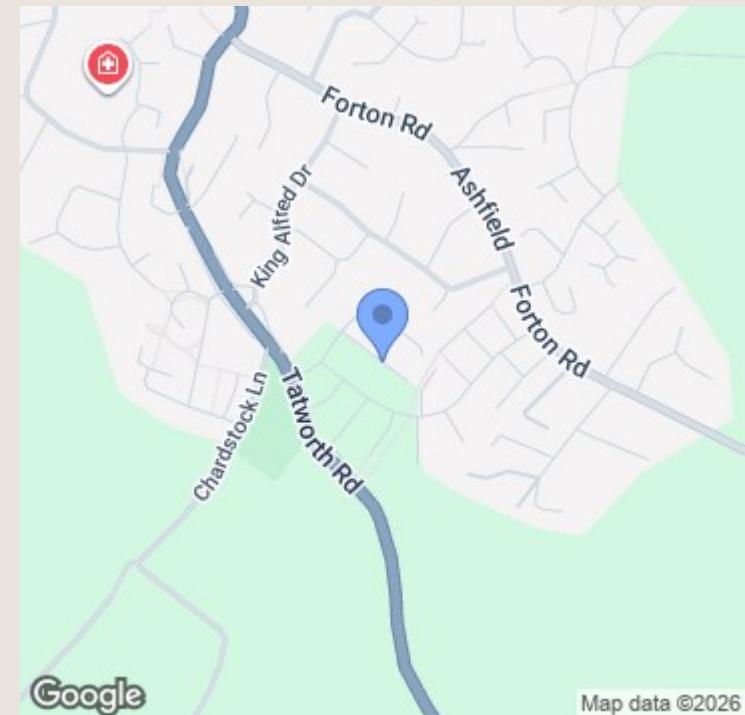
To the front there is a small lawned area and ample driveway parking to the side. To the rear the garden is a good size and mainly laid to lawn.



## IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans - All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:  
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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