



Symonds
& Sampson



48 Helmstedt Way
Chard, Somerset

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Chard
Somerset TA20 1DQ

Well presented two double bedroom terraced home with southerly facing garden, garage and parking. No onward chain.



- Modern terraced home
 - Ideal starter home
 - Well presented
- Double glazed conservatory
 - Enclosed garden
 - Garage & driveway
- Gas fired central heating
- Extensive double glazing
 - No onward chain

Guide Price **£200,000**

Freehold

Axminster Sales
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THE PROPERTY

Constructed during the 1990's this well-proportioned modern terraced property is welcomed to the market with the benefit of no onward chain. The property is located on the favoured Glynswood development just off Thorndon Park Drive in a traditional cul de sac setting. There is a gas fired central heating system, extensive double glazing and the addition of a conservatory provides additional reception space as well as leading out to the enclosed southerly facing garden. A nearby garage and private driveway parking makes this the ideal starter home for a young family.

ACCOMMODATION

To the front elevation the front porch provides a useful storage area for shoes and coats. The sitting room provides a generous reception space with stairs leading to the first floor accommodation. The kitchen has been fitted with a wide range of traditional oak front units with space for appliances and tiled flooring. Door's lead through to the double glazed conservatory. To the first floor are two double bedrooms, both with built in/fitted wardrobes and a central bathroom comprising a decorative white suite, extensive tiling, and a shower over the bath.

OUTSIDE

To the front of the property is an area of lawned garden and mature tree. The rear garden is easy maintenance and

makes the most of the southerly aspect with two patio seating areas, garden shed and gated rear access. The garage is located just to the right of the terrace with the blue garage door and parking to the front.

SITUATION

The property is located approximately a mile from the town centre and is ideally placed for access to the A3058 as well as Redstart Primary School. This area of South Somerset remains unspoilt and whilst it lies within easy reach of the lovely Jurassic coastline, with historic seaside towns such as Lyme Regis within 30 minutes' drive, it also offers the best of both worlds with excellent road links such as the A30 and A358 (which in turn connects to the M5 and A303). A whole range of local market towns provide everything you need for day to day living. Whilst Chard has plenty to offer including independent shops, three supermarkets and B&Q store, there are also the smaller market towns of Ilminster (7 miles) and Crewkerne (6 miles) within easy driving distance. The pretty market town of Ilminster has a lovely range of independent stores, butchers, delicatessen and hardware store mostly clustered around the historic Minster church. Crewkerne has a mainline station and Waitrose supermarket, whilst Axminster (8miles) also has a railway station on the same mainline.

DIRECTIONS

What3Words
///examiner.hides.telephone

SERVICES

Mains electric, gas, water and drainage.
Broadband - Ultrafast broadband available
Mobile Network Coverage - There is mobile coverage available in the area, please refer to Ofcom's website for further details.
Source - Ofcom.org.uk

LOCAL AUTHORITY

South Somerset Council
Tel : 01935 462462
Council Tax Band A

MATERIAL INFORMATION

The area around the property is at very low risk of flooding from rivers, seas and surface water.



Energy Efficiency Rating		
Energy efficiency class	Current	Potential
A		
B		
C		
D		
E		
F		
G		
England & Wales		

Helmstedt Way, Chard

Approximate Area = 751 sq ft / 69.7 sq m

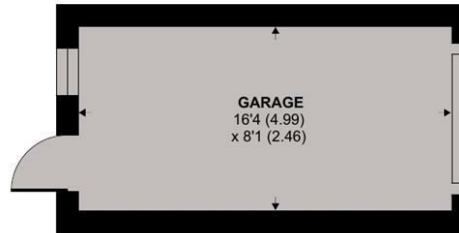
Garage = 132 sq ft / 12.2 sq m

Total = 883 sq ft / 81.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1482206



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