



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

7 St. Marys Close, Chard, Somerset, TA20 2EE





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

- Cash Buyers Only
- 2 Bedroom Detached Bungalow
- Garage & Driveway Parking
- Sought After Location
- Conservatory

7 St. Marys Close, Chard, Somerset, TA20 2EE  
£225,000

## **2 BEDROOM DETACHED** **BUNGALOW | CASH BUYERS ONLY**

Situated in the popular market town of Chard, this well-presented two-bedroom detached bungalow offers spacious single-level living and has been thoughtfully updated by the current owners. Please note, the property is of non-standard construction and is therefore available to cash purchasers only.

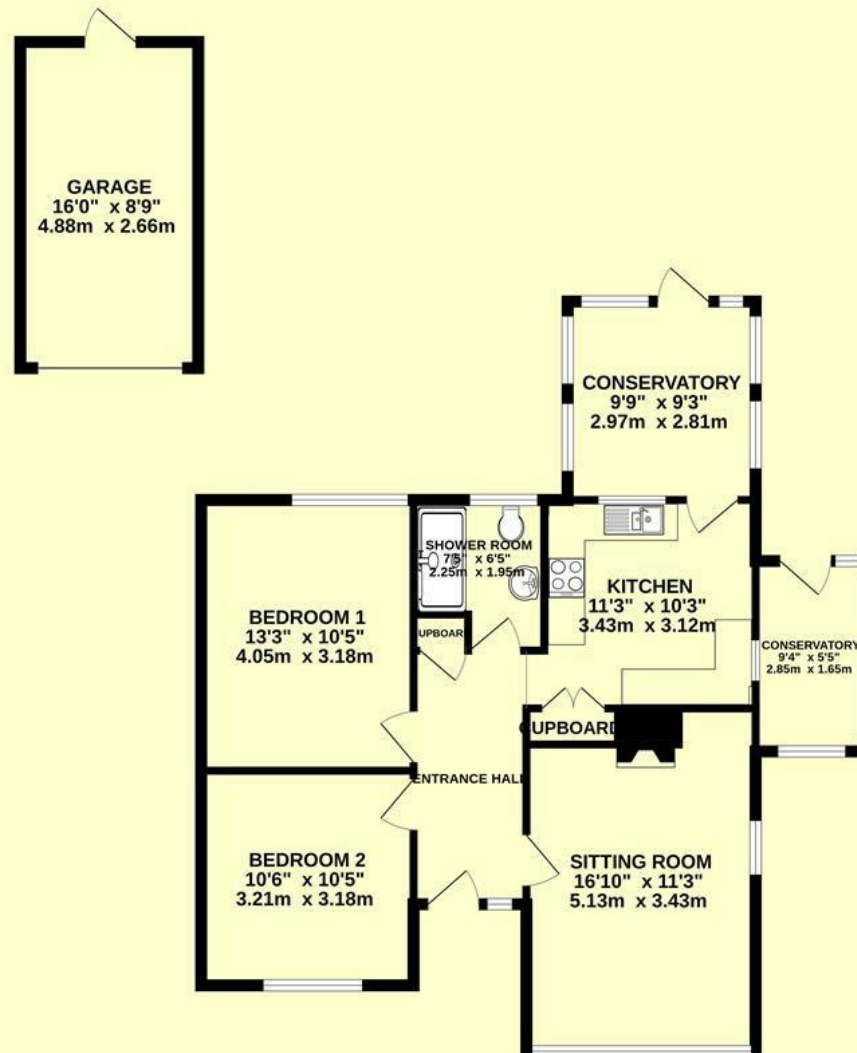
The accommodation has been enhanced to provide comfortable and modern living throughout. A recently refitted kitchen offers a fresh, contemporary space with ample storage and work surfaces, while the upgraded shower room has been stylishly finished with modern fittings. The home further benefits from an improved heating system and a combination gas boiler, ensuring efficiency and comfort year-round.

A particular feature of this property is the addition of two conservatories, providing versatile extra reception space ideal for dining, relaxing, or enjoying views of the garden in all seasons.

Externally, the bungalow enjoys a well-proportioned rear garden laid mainly to lawn, complemented by a patio seating area and established borders. Pedestrian access is available to both sides of the property, adding convenience and practicality. To the front, a driveway provides off-road parking and leads to a single garage.

Offering generous outdoor space, modern improvements, and excellent potential for those seeking single-storey living, this property presents a rare opportunity for cash buyers in this sought-after Somerset location

GROUND FLOOR  
935 sq.ft. (86.9 sq.m.) approx.



TOTAL FLOOR AREA : 935 sq.ft. (86.9 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 A358 Tatworth Road heading out of Chard, turn right onto Summerfields Road. Take your first left onto St Marys Close and the property can be found on your left hand side.







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