



Symonds
& Sampson

Rosebank

Furnham Road, Chard, Somerset

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Furnham Road
Chard
Somerset TA20 1AE

Spacious enough for a family, yet offering single-level living for those looking to downsize, this characterful property is bursting with period features and sits in a fifth of an acre, with further scope to extend upwards or outwards subject to the necessary consents.



- Period detached property in generous gardens
 - Original character features throughout
- Sociable open-plan kitchen / snug / dining area
 - Cosy sitting room with multifuel stove
 - Three good size bedrooms
 - Bathroom and separate shower room
- Scope for further enlargement subject to consents

Guide Price **£344,950**

Freehold

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THE PROPERTY

Whether you're looking for convenient single storey living close to the town centre facilities, or are looking for a family home with future potential, this well-presented characterful bungalow is well worth a look. Full of features you'd expect from a property of this era, it has been tastefully updated whilst maintaining the period feel. Set in generous mature gardens, it's perfect for those hobby gardeners or those with smaller family members who need a secure back garden to play in. It really does offer all the best bits of a period home bundled up in a spacious and practical single-level dwelling.

ACCOMMODATION

The vendor has been careful to retain as much character as possible and this includes the original front door, bringing you in to a traditional hall with feature panelling. It has impressive ceiling heights throughout the original property giving a great feeling of space, and a well proportioned sitting room lies to one side, with multifuel stove providing a cosy focal point. Across the hall the third bedroom is a good size and overlooks the rear garden making it an equally lovely home office. The main bedroom is located at the front of the property with an adjoining period style bathroom. This includes tongue and groove panelling, a modern freestanding bath with shower handset, and a useful fitted linen cupboard.

The kitchen has been opened up to the adjoining reception areas to create a super-sociable open plan area with interchangeable adjoining snug and dining areas. Currently there's room for an easy chair or comfy sofa overlooking the garden, and banquette seating making the most of the dining space. The kitchen itself has been stylishly updated with units complementary to the property's period, oak worktops and stainless steel sink and drainer. The dishwasher is integrated, whilst there is also room for a gas range cooker, as well as space for a freestanding washing machine. The kitchen is finished with attractive metro tiling.

From the dining area the rear hall leads out onto the patio and garden area, perfect for outside entertaining in the summer months, and there is a further double bedroom and shower room at the rear, forming part of a later extension. The property benefits from gas central heating.





OUTSIDE

To the front, the garden sets the property back from the road with mature evergreen hedging and shrubs providing a year round buffer from the road and attractive outlook from the front rooms. The driveway provides parking and access to the adjoining garage with doors to the front and additional up and over door at the rear, offering scope to create more parking in the rear garden if necessary. Adjoining is a further garden store. The gardens back onto the secondary school playing fields and with the mature tree coverage therefore enjoy a good degree of privacy. With such a leafy outlook it feels like an oasis in the centre of town. Across the rear of the property is pergola creating shade and a nice place to

shelter in the summer, clad in mature grape vine. The patio area also has an ornamental pond. The gardens consist of lawns, dotted with mature trees and shrubs including fruit trees such as plum and apple. There is also a greenhouse. Whether you're a keen gardener or need a garden where the kids can burn off some energy, this garden has lots of scope whatever stage of the property ladder you are on.

SITUATION

This area of South Somerset lies within easy reach of the lovely Jurassic coastline, with historic seaside towns such as Lyme Regis within 30 minutes' drive. Excellent road links such as the A30 and

A358 (which in turn connects to the M5 and A303). Chard has plenty to offer including a well-respected Independent school, brand-new leisure centre / swimming pool, high street banks, independent shops, three supermarkets and B&Q store. The local reservoir and nature reserve lies within walking distance of the property.

DIRECTIONS

What3words/////excusing.longer.duty

SERVICES

Mains electricity, gas, water and drainage are connected.



Ultrafast broadband is available. There is mobile coverage, please refer to Ofcom's website for further information.

MATERIAL INFORMATION

Somerset Council Tax Band D



Energy Efficiency Rating		Current	Potential
For energy efficient - lower rating is better			
A	92-100		78
B	81-91		
C	69-80	63	
D	55-68		
E	49-54		
F	39-48		
G	1-38		
For energy efficient - higher rating is better			
England & Wales		EU Directive 2002/91/EC	

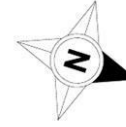
Furnham Road, Chard

Approximate Area = 1272 sq ft / 118.2 sq m (includes garage)

Outbuilding = 78 sq ft / 7.2 sq m

Total = 1350 sq ft / 125.4 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1363251



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