



**DERBYSHIRE'S**  
— Estate Agents —

7 Robins Court, Chard, TA20 1LY

This appealing property offers comfortable single-level living and is perfect for those seeking a quiet location with convenient access to local amenities.

The accommodation comprises an entrance porch, approached via three steps, leading into a generous lounge/dining room. The kitchen is situated to the rear with a door providing direct access to the garden.

An internal hall includes an airing cupboard and doors to all rooms. Bedroom One benefits from fitted wardrobes, bedside cabinets and a matching chest of drawers. Bedroom Two offers flexible use as a guest room, office or hobby space. The bathroom is fitted with a double walk-in shower cubicle, WC and wash hand basin. The property benefits from double glazing and gas central heating. Outside, the front of the property features a lawned garden and tarmac driveway leading to the garage with up-and-over door. A pedestrian gate provides access to the rear.

The enclosed rear garden is mainly laid to lawn, with a side path returning to the front—ideal for easy maintenance, outdoor seating, or gardening enthusiasts.

This attractive bungalow is offered with no onward chain and presents an excellent opportunity for downsizers, first-time buyers, or anyone looking for a comfortable home in a sought-after location.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(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			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

- Bungalow
- Two Double Bedrooms
- Garage
- Enclosed Rear Garden
- Gas Central Heating
- Double Glazing
- Chain Free

7 Robins Court, Chard, TA20 1LY  
**£245,000**

## **A WELL-PRESENTED TWO-BEDROOM BUNGALOW**

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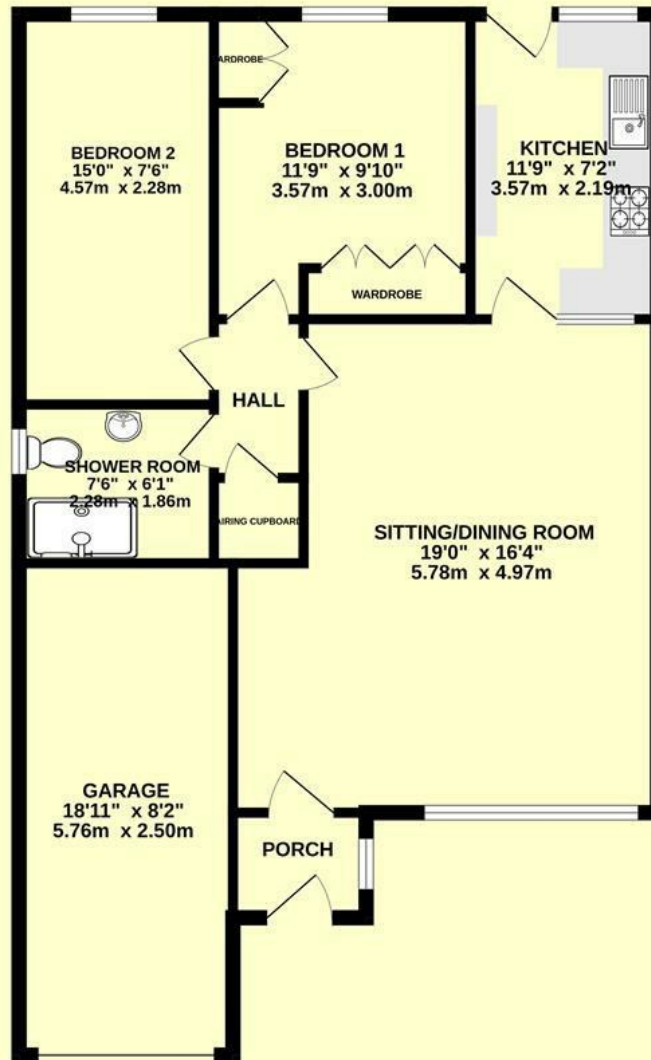
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GROUND FLOOR  
849 sq.ft. (78.8 sq.m.) approx.



TOTAL FLOOR AREA : 849 sq.ft. (78.8 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 -**  
Enter Robins Court and follow the road to the left, the property can be found in the far right hand corner of the cul-de-sac,





**DERBYSHIRE'S**  
*Estate Agents*

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