

property details **approval form**

15 Elizabeth Way, Chard, Somerset, TA20 1BY

Date: 21 August 2026

Property Ref and Version: CRK106414 - 0007

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Fox & Sons office: 1-3 Market Square, CREWKERNE, Somerset, TA18 7LE

T 01460 73421 **E** Crewkerne@fox-and-sons.co.uk

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>> **price**

£487,500

Tenure: Freehold

>> **key features**

- > Detached Chalet Bungalow
- > Four Bedrooms
- > Two Reception Rooms
- > Two En Suite Shower Rooms And Separate Shower Room
- > Double Garage And Gated Driveway Parking
- > Rear Garden
- > EPC Rating: C

>> **short description**

A well presented four bedroom detached chalet bungalow set in a popular residential area. The property offers good size family accommodation including two reception rooms and two en suite shower rooms. Outside there is a garden to the rear, a double garage and driveway parking for around five cars.

>> **long description**

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>> **directions**

>> **Agent Note**

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> **room description**

Entrance Hall

Double glazed door to front. Rear aspect double glazed window. Understairs cupboard. Stairs down to living room. Fitted carpet. Two radiators.

Cupboard

6' x 3' 5" (1.83m x 1.04m)

Living Room

18' 8" x 19' 3" max (5.69m x 5.87m max)

Side aspect double glazed window. Double glazed doors to side. Fitted carpet. TV and telephone points. Two radiators.

Dining Room

10' 3" x 9' 8" (3.12m x 2.95m)

Double glazed doors to side. Fitted carpet. Radiator.

Kitchen

13' 8" x 9' 4" (4.17m x 2.84m)

Front and side aspect double glazed windows. Fitted base and wall units. Work surfaces incorporating a one and a half bowl sink and drainer. Tiled splashbacks. Built-in oven and gas hob. Integrated dishwasher.

Utility Room

7' 2" x 6' 1" (2.18m x 1.85m)

Double glazed door to rear. Fitted base and wall units. Stainless steel sink and drainer. Tiled splashbacks. Space and plumbing for washing machine and tumble dryer. Boiler.

Bedroom 2

12' x 9' 4" (3.66m x 2.84m)

Front aspect double glazed window. Fitted carpet. Radiator.

En Suite

Fitted with a shower cubicle, wash hand basin and WC. Part tiled. Extractor fan. Heated towel rail.

Bedroom 3

10' 9" x 9' 4" (3.28m x 2.84m)

Front aspect double glazed window. Fitted wardrobes and cupboards. Fitted carpet. Radiator.

Bedroom 4

9' 4" x 9' 3" (2.84m x 2.82m)

Front aspect double glazed window. Fitted carpet. Radiator.

Shower Room

Rear aspect double glazed window. Fitted with a walk-in shower cubicle, wash hand basin and WC. Part tiled. Extractor fan. Radiator.

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>> room description

First Floor

Bedroom 1

37' max x 11' 8" (11.28m max x 3.56m)

Restricted head height. Front and side aspect double glazed windows. Cupboard/wardrobe space. TV and telephone points. Fitted carpet. Two radiators.

En Suite

Restricted head height. Fitted with a shower cubicle, wash hand basin and WC. Part tiled. Extractor fan. Fitted carpet. Radiator.

Study / Dressing Room

7' 4" x 5' 6" (2.24m x 1.68m)

Outside

At the front of the property a gated driveway provides parking for five plus cars. The rear garden is mainly laid to lawn with a decked seating area, mature shrubs and raised beds. There is a garden shed and greenhouse.

Double Garage

18' 8" x 18' 3" (5.69m x 5.56m)

With up-and-over doors, and power and light connected.

Summerhouse

11' 6" x 11' 4" (3.51m x 3.45m)

Single glazed doors to front and side. Double glazed windows. Power and light connected. Sink and drainer. Fitted carpet.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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>> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

>> approval

Signature		Date
Ben O'Brien		
Ms M.J. Hohmann		

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