



Symonds
& Sampson

Rustlings

Lyddons Mead, Chard, Somerset

Rustlings

Lyddons Mead
Chard
Somerset TA20 1HD

Situated on a generous corner plot with ample garden space, great parking and a garage, this spacious home is very much a blank canvas ready for a new family to make it their own.



- Semi-detached house in generous corner plot
- Exceptional scope for reconfiguration or enlargement subject to PP
 - Good size gardens
- Generous driveway and garage plus timber storage sheds
- Three bedrooms and first floor shower room
 - Unusually spacious ground floor layout

Guide Price **£275,000**

Freehold

Ilminster Sales
01460 200790
ilminster@symondsandsampson.co.uk



THE PROPERTY

Located on a leafy avenue on the outskirts of town, this well-rounded family home offers excellent potential for buyers looking to make a property their own. Conveniently positioned within easy reach of the reservoir, nature reserve, and the town centre's amenities, it also enjoys the privacy and tranquillity of a cul-de-sac setting away from through traffic.

With significant scope for future enhancement, including the possibility of extension (subject to the necessary planning permissions and consents), the property provides generous space both inside and out. The sizeable plot offers plenty of room to realise your ambitions while still retaining ample garden space and off-road parking.

ACCOMMODATION

The traditional entrance hall features a useful understairs storage cupboard and leads into an exceptionally spacious living room to one side. Typical of the era, large windows flood the room with natural light. Originally designed as a dual-aspect open-plan lounge and dining area, the layout appears to have been extended in the past to include a separate reception room accessed via an archway. Currently used as a dining room, this versatile space would also work well as a family room, playroom, or home office. To the rear, sliding doors open into a conservatory overlooking the garden.

The kitchen is well-proportioned and has been enlarged through the incorporation of the former outhouses at the rear creating

additional space for a freestanding fridge freezer and extra storage. It is fitted with a range of units, together with a gas hob and electric oven. The property offers excellent potential for reconfiguration, whether by creating a striking open-plan kitchen and living area to suit the recent trend for open-plan spaces or by adding an extension spanning the rear of the house (subject to the necessary permissions), there are plenty of possibilities.

Upstairs, there are three generously sized bedrooms. The principal bedroom enjoys a dual-aspect outlook with attractive views across the town and towards the surrounding countryside to the south and west. The accommodation is completed by a well-appointed shower room serving all three bedrooms.

OUTSIDE

The generous corner plot gardens extend to the front, side and rear of the house, offering plenty of scope to create an outdoor space that suits your lifestyle. Beyond the recently installed picket fencing, the double driveway provides plenty of parking whilst one side also provides access to the attached single garage with up and over door. There is also a useful timber shed. The garden was significantly overgrown when the current vendors took ownership and they have done a great deal of manual clearing to allow the garden to be a usable space once more, ready to hand over the baton for a new owner's designs.

SITUATION

Lyddons Mead is an attractive tree-lined avenue towards the eastern outskirts of the town within walking distance of the local

reservoir and nature reserve. 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, recently developed leisure centre / swimming pool, high street banks, independent shops, three supermarkets and B&Q store.

DIRECTIONS

What3words/////shock.hush.sapping

SERVICES

Mains electricity, gas, water and drainage are connected.

Ultrafast broadband is available. There is mobile coverage at the property - please refer to Ofcom's website for further information.

MATERIAL INFORMATION

Somerset Council Tax Band C

As is common, the garage roof panels are likely to contain asbestos. Buyers should be mindful of the correct safety measures and methods of disposal should they choose to make changes.



Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
Very good A		
Good B		
Fair C		
Below average D		
Poor E		
Very poor F		
Very poor G		
100-150 kWh/m ² /year	67	77
151-200 kWh/m ² /year		
201-250 kWh/m ² /year		
251-300 kWh/m ² /year		
301-350 kWh/m ² /year		
351-400 kWh/m ² /year		
401-450 kWh/m ² /year		
451-500 kWh/m ² /year		
501-550 kWh/m ² /year		
551-600 kWh/m ² /year		
601-650 kWh/m ² /year		
651-700 kWh/m ² /year		
701-750 kWh/m ² /year		
751-800 kWh/m ² /year		
801-850 kWh/m ² /year		
851-900 kWh/m ² /year		
901-950 kWh/m ² /year		
951-1000 kWh/m ² /year		
1001-1050 kWh/m ² /year		
1051-1100 kWh/m ² /year		
1101-1150 kWh/m ² /year		
1151-1200 kWh/m ² /year		
1201-1250 kWh/m ² /year		
1251-1300 kWh/m ² /year		
1301-1350 kWh/m ² /year		
1351-1400 kWh/m ² /year		
1401-1450 kWh/m ² /year		
1451-1500 kWh/m ² /year		
1501-1550 kWh/m ² /year		
1551-1600 kWh/m ² /year		
1601-1650 kWh/m ² /year		
1651-1700 kWh/m ² /year		
1701-1750 kWh/m ² /year		
1751-1800 kWh/m ² /year		
1801-1850 kWh/m ² /year		
1851-1900 kWh/m ² /year		
1901-1950 kWh/m ² /year		
1951-2000 kWh/m ² /year		
2001-2050 kWh/m ² /year		
2051-2100 kWh/m ² /year		
2101-2150 kWh/m ² /year		
2151-2200 kWh/m ² /year		
2201-2250 kWh/m ² /year		
2251-2300 kWh/m ² /year		
2301-2350 kWh/m ² /year		
2351-2400 kWh/m ² /year		
2401-2450 kWh/m ² /year		
2451-2500 kWh/m ² /year		
2501-2550 kWh/m ² /year		
2551-2600 kWh/m ² /year		
2601-2650 kWh/m ² /year		
2651-2700 kWh/m ² /year		
2701-2750 kWh/m ² /year		
2751-2800 kWh/m ² /year		
2801-2850 kWh/m ² /year		
2851-2900 kWh/m ² /year		
2901-2950 kWh/m ² /year		
2951-3000 kWh/m ² /year		
3001-3050 kWh/m ² /year		
3051-3100 kWh/m ² /year		
3101-3150 kWh/m ² /year		
3151-3200 kWh/m ² /year		
3201-3250 kWh/m ² /year		
3251-3300 kWh/m ² /year		
3301-3350 kWh/m ² /year		
3351-3400 kWh/m ² /year		
3401-3450 kWh/m ² /year		
3451-3500 kWh/m ² /year		
3501-3550 kWh/m ² /year		
3551-3600 kWh/m ² /year		
3601-3650 kWh/m ² /year		
3651-3700 kWh/m ² /year		
3701-3750 kWh/m ² /year		
3751-3800 kWh/m ² /year		
3801-3850 kWh/m ² /year		
3851-3900 kWh/m ² /year		
3901-3950 kWh/m ² /year		
3951-4000 kWh/m ² /year		
4001-4050 kWh/m ² /year		
4051-4100 kWh/m ² /year		
4101-4150 kWh/m ² /year		
4151-4200 kWh/m ² /year		
4201-4250 kWh/m ² /year		
4251-4300 kWh/m ² /year		
4301-4350 kWh/m ² /year		
4351-4400 kWh/m ² /year		
4401-4450 kWh/m ² /year		
4451-4500 kWh/m ² /year		
4501-4550 kWh/m ² /year		
4551-4600 kWh/m ² /year		
4601-4650 kWh/m ² /year		
4651-4700 kWh/m ² /year		
4701-4750 kWh/m ² /year		
4751-4800 kWh/m ² /year		
4801-4850 kWh/m ² /year		
4851-4900 kWh/m ² /year		
4901-4950 kWh/m ² /year		
4951-5000 kWh/m ² /year		
5001-5050 kWh/m ² /year		
5051-5100 kWh/m ² /year		
5101-5150 kWh/m ² /year		
5151-5200 kWh/m ² /year		
5201-5250 kWh/m ² /year		
5251-5300 kWh/m ² /year		
5301-5350 kWh/m ² /year		
5351-5400 kWh/m ² /year		
5401-5450 kWh/m ² /year		
5451-5500 kWh/m ² /year		
5501-5550 kWh/m ² /year		
5551-5600 kWh/m ² /year		
5601-5650 kWh/m ² /year		
5651-5700 kWh/m ² /year		
5701-5750 kWh/m ² /year		
5751-5800 kWh/m ² /year		
5801-5850 kWh/m ² /year		
5851-5900 kWh/m ² /year		
5901-5950 kWh/m ² /year		
5951-6000 kWh/m ² /year		
6001-6050 kWh/m ² /year		
6051-6100 kWh/m ² /year		
6101-6150 kWh/m ² /year		
6151-6200 kWh/m ² /year		
6201-6250 kWh/m ² /year		
6251-6300 kWh/m ² /year		
6301-6350 kWh/m ² /year		
6351-6400 kWh/m ² /year		
6401-6450 kWh/m ² /year		
6451-6500 kWh/m ² /year		
6501-6550 kWh/m ² /year		
6551-6600 kWh/m ² /year		
6601-6650 kWh/m ² /year		
6651-6700 kWh/m ² /year		
6701-6750 kWh/m ² /year		
6751-6800 kWh/m ² /year		
6801-6850 kWh/m ² /year		
6851-6900 kWh/m ² /year		
6901-6950 kWh/m ² /year		
6951-7000 kWh/m ² /year		
7001-7050 kWh/m ² /year		
7051-7100 kWh/m ² /year		
7101-7150 kWh/m ² /year		
7151-7200 kWh/m ² /year		
7201-7250 kWh/m ² /year		
7251-7300 kWh/m ² /year		
7301-7350 kWh/m ² /year		
7351-7400 kWh/m ² /year		
7401-7450 kWh/m ² /year		
7451-7500 kWh/m ² /year		
7501-7550 kWh/m ² /year		
7551-7600 kWh/m ² /year		
7601-7650 kWh/m ² /year		
7651-7700 kWh/m ² /year		
7701-7750 kWh/m ² /year		
7751-7800 kWh/m ² /year		
7801-7850 kWh/m ² /year		
7851-7900 kWh/m ² /year		
7901-7950 kWh/m ² /year		
7951-8000 kWh/m ² /year		
8001-8050 kWh/m ² /year		
8051-8100 kWh/m ² /year		
8101-8150 kWh/m ² /year		
8151-8200 kWh/m ² /year		
8201-8250 kWh/m ² /year		
8251-8300 kWh/m ² /year		
8301-8350 kWh/m ² /year		
8351-8400 kWh/m ² /year		
8401-8450 kWh/m ² /year		
8451-8500 kWh/m ² /year		
8501-8550 kWh/m ² /year		
8551-8600 kWh/m ² /year		
8601-8650 kWh/m ² /year		
8651-8700 kWh/m ² /year		
8701-8750 kWh/m ² /year		
8751-8800 kWh/m ² /year		
8801-8850 kWh/m ² /year		
8851-8900 kWh/m ² /year		
8901-8950 kWh/m ² /year		
8951-9000 kWh/m ² /year		
9001-9050 kWh/m ² /year		
9051-9100 kWh/m ² /year		
9101-9150 kWh/m ² /year		
9151-9200 kWh/m ² /year		
9201-9250 kWh/m ² /year		
9251-9300 kWh/m ² /year		
9301-9350 kWh/m ² /year		
9351-9400 kWh/m ² /year		
9401-9450 kWh/m ² /year		
9451-9500 kWh/m ² /year		
9501-9550 kWh/m ² /year		
9551-9600 kWh/m ² /year		
9601-9650 kWh/m ² /year		
9651-9700 kWh/m ² /year		
9701-9750 kWh/m ² /year		
9751-9800 kWh/m ² /year		
9801-9850 kWh/m ² /year		
9851-9900 kWh/m ² /year		
9901-9950 kWh/m ² /year		
9951-10000 kWh/m ² /year		



Lyddons Mead, Chard

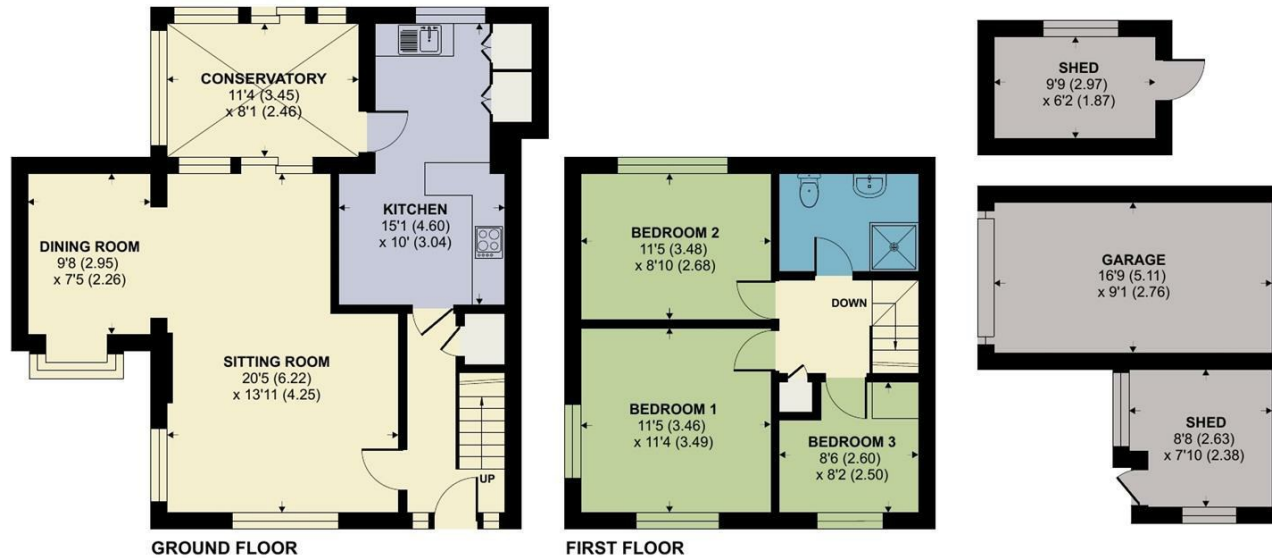
Approximate Area = 1111 sq ft / 103.2 sq m

Garage = 152 sq ft / 14.1 sq m

Outbuildings = 128 sq ft / 11.8 sq m

Total = 1391 sq ft / 129.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Symonds & Sampson. REF: 1479605



ILM/JH/250626



01460 200790

ilminster@symondsandsampson.co.uk
Symonds & Sampson LLP
21, East Street,
Ilminster, Somerset TA19 0AN



Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents. All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT