

Symonds & Sampson

38 St. Marys Close

Chard, Somerset

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Chard
Somerset TA20 2EF

Within walking distance of the town centre amenities and yet with countryside footpaths even closer at hand, this well-presented detached bungalow has been much improved and sits in a popular cul-de-sac away from
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- Well-presented detached bungalow in popular cul de sac
- Convenient for both town centre facilities and open countryside
- Two double bedrooms
- Stylish kitchen and bathroom
- Previous Planning Permission for extension and remodelling
- Generous garden, driveway and single garage

Guide Price £300,000
Freehold

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THE PROPERTY

Occupying a generous plot within a popular and convenient cul-de-sac, this appealing bungalow enjoys an excellent position, within easy reach of the town centre amenities and yet just a short walk from open countryside, offering the best of both worlds. An ideal opportunity for those looking to downsize without compromising on space or room proportions, the property also offers interesting potential for the future. The current owners obtained planning permission in 2022 (now lapsed) for a substantial extension and remodelling scheme, which would have created a larger three-bedroom bungalow with en suite facilities and an impressive open-plan kitchen/dining/living space opening onto the garden. Although this permission has now lapsed, the proposals provide useful inspiration and demonstrate the scope to adapt and enlarge the property, subject to obtaining the necessary consents.

Green-fingered buyers will also appreciate the good-sized, well-proportioned rear garden, which offers something of a blank canvas, whether you choose to explore the potential for future enlargement or simply enjoy the property in its current form.

ACCOMMODATION

Having been significantly improved by the current owners, the accommodation is well-presented throughout, offering a welcoming and homely feel from the moment you step inside. The smart entrance hall features practical wood-effect flooring, which continues through much of the principal living space.

The sitting room is particularly light and bright, with a large bay window making the most of its southerly aspect and natural light. A feature Minster Stone open fireplace, retained by the vendors, provides an attractive focal point. There are two generous double bedrooms, the principal bedroom being particularly spacious with feature lighting, whilst the second overlooks the rear garden. Both are served by a stylish contemporary bathroom, fitted with a modern suite comprising a vanity wash basin with storage, bath with dual-control shower over and WC. Brushed brass fittings provide a coordinated finish, complemented by a matching towel radiator and feature tiling in neutral tones.

To the rear, the attractively fitted kitchen/dining room offers plenty of space for a table and is well-equipped with a range of stylish units and integrated appliances, including a dishwasher, fridge freezer, induction hob, cooker hood and double ovens, incorporating microwave/convection and conventional electric fan functions.

A door leads through to a useful area at the rear of the garage, offering excellent potential for utility use or additional storage. This provides internal access to the garage and also opens onto the rear garden via sliding doors.

The majority of the property benefits from uPVC double glazing, together with gas-fired central heating, with the boiler located at the rear of the garage.

OUTSIDE

To the front, a smart gravelled driveway provides ample off-road parking alongside access to the attached single garage, which has an up-and-over door, power and lighting. A side gate provides secure access around to the rear garden, maintaining a good degree of privacy and safety for smaller children and four-legged friends. Fully enclosed, the garden is currently arranged with areas of lawn and paving, together with an additional gravelled seating area, ideal for outdoor dining and entertaining. The timber storage shed will be included in the sale, whilst the additional storage unit and metal kennels will be removed. This will leave a substantial concrete base in one corner, offering an ideal foundation for a replacement shed or the potential to create a further seating area, particularly as this part of the garden enjoys sunshine throughout the day. An outside tap is also provided for convenience, at the rear of the property.

SITUATION

Chard is a historic market town with excellent road links via the A30 which travels east to Crewkerne and Yeovil and west towards Exeter. The A358 travels north towards Taunton and the M5, or you can head south towards the Jurassic coast (c.30 minutes' drive). There are main-line stations at Axminster, Crewkerne (Waterloo) and Taunton (Paddington). The stunning Jurassic coastline lies just 12 miles south of Chard with its beautiful beaches and pretty seaside towns.

On the edge of Chard you'll find Chard Reservoir Nature Reserve, a beautiful expanse of open water with surrounding woodland ideal for dog-walking, fishing (via permit) and bird-watching. From the reservoir edge you can access the Chard-Ilminster cycle path, part of the Sustrans route 33 which follows a predominantly level pathway between the towns of Chard and Ilminster along the site of the former railway line, completely away from traffic and popular for cyclists, dog walkers and joggers. The town centre, with a large range of independent and high street retailers also boasts a newly finished Leisure Centre with a swimming pool, Softplay area and gym. There is also a golf course within 2 miles and several other sporting activities close by. There are several large supermarkets in the town and B&Q store. Chard also has a good variety of schools, both state schools rated "good" by Ofsted and the historic Chard Independent School.

DIRECTIONS

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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 details.

MATERIAL INFORMATION

Somerset Council 0300 123 2224

Council Tax Band C

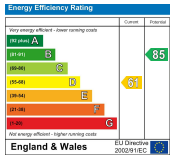
Photographs taken November 2026 - © Symonds and Sampson

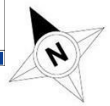
Please note that the property lies within an area with a VERY LOW risk of flooding from both Rivers / Sea and Surface Water. During a freak storm in 2023 surface water from the nearby fields pooled in the adjoining road and ran off through the garden and garage but did not enter the main accommodation. This property and some adjoining properties have purchased floodgates as a preventative measure should they be needed in the future but they have not been required. We understand from the vendor that mitigating works have also been carried out to the field drainage since with no further issues.











St. Marys Close, Chard

Approximate Area = 747 sq ft / 69.3 sq m
Garage = 131 sq ft / 12.1 sq m
Total = 878 sq ft / 81.4 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). ©nichecom 2026. Produced for Symonds & Sampson. REF: 1539399





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