Symonds & Sampson

17 Nursery Gardens

Chard, Somerset

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Chard
Somerset TA20 1HH

A well presented three bedroom detached house with a private enclosed south facing garden, excellent parking and no onward chain.

3 1 2

- Popular residential estate
  - No onward chain
  - Close to facilities
- Extensive double glazing
- Gas fired central heating
  - Attractive garden
  - Detached garage
- Driveway and parking

Guide Price **£315,000**
Freehold

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THE PROPERTY

This 1970's detached family home is constructed from reconstituted stone and is set under a traditional tiled roof. The property has been much loved by the current owner and is welcomed to the market with the benefit of no onward chain. Set within the ever popular Nursery Gardens development this delightful property features good room sizes and plenty of opportunity for improvement. The current accommodation follows a traditional arrangement with two formal reception rooms but could well lend itself to extending or altering to create a less formal open plan living arrangement associated with modern day living. Being set away from passing traffic as well as walking distance of amenities and schooling makes this the perfect home for those looking to make the next step up the property ladder.

ACCOMMODATION

The property is entered through a central hallway with a spacious dual aspect sitting room on your left. To your right is the second reception room, this room could be utilised as a separate dining room or even a play room or study. The kitchen overlooks the garden and is fitted with a traditional range of oak fronted units, along with an integrated oven and breakfast bar. Adjoining the rear elevation is a light and airy garden room which overlooks the landscaped garden. To the first floor are three bedrooms, including two very generous double bedrooms with built in wardrobes. The family bathroom features a coloured suite with shower over the bath and extensive tiling.

OUTSIDE

The front of the property is a low maintenance garden with a good variety of established shrubs and plants, incorporating a permeable block paved parking area for 2 vehicles. A shared driveway to the side of the property leads to the garage and further parking. The south-facing rear garden enjoys a high degree of privacy and features a paved patio with steps leading down to the main garden of which is well tended and stocked with an excellent variety of mature small trees, shrubs and plants. Side access to the garage.

SITUATION

The property is located approximately half a mile from the town centre and is ideally placed for access to the A30 and the nearby supermarkets. This area of South Somerset remains unspoilt and whilst it lies within easy reach of the lovely Jurassic coastline, with historic seaside towns such as Lyme Regis within 30 minutes' drive, it also offers the best of both worlds with excellent road links such as the A30 and A358 (which in turn connects to the M5 and A303). A whole range of local market towns provide everything you need for day to day living. Whilst Chard has plenty to offer including high street bank, independent shops, three supermarkets and B&Q store, there are also the smaller market towns of Ilminster (7 miles) and Crewkerne (6 miles) within easy driving distance. The pretty market town of Ilminster has a lovely range of independent stores, butchers, delicatessen and hardware store mostly clustered around the historic Minster church. Crewkerne has a mainline station and Waitrose supermarket, whilst Axminster (8miles) also has a railway station on the same mainline.

DIRECTIONS

What3Words
///battle.iterative.printer

SERVICES

Mains electric, gas, water & drainage
Superfast broadband and mobile network coverage are available in the area. Refer to Ofcom's website for more details.

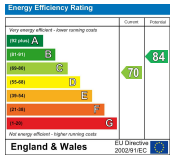
LOCAL AUTHORITY

South Somerset Council
Tel : 01935 462462
Council Tax Band: D

MATERIAL INFORMATION

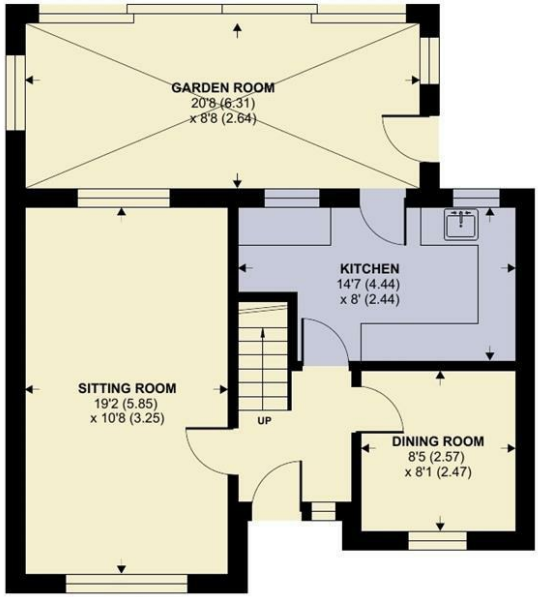
The area around the property is at very low risk from flooding from rivers and seas, and surface water.

The driveway to the side of he property provides access to the garage through a right of way. The new owners will be responsible for 1/3rd of the maintenance costs toward the upkeep.



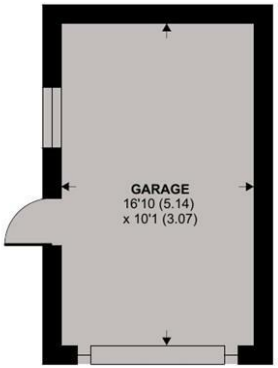
Nursery Gardens, Chard

Approximate Area = 1111 sq ft / 103.2 sq m
Garage = 170 sq ft / 15.7 sq m
Total = 1281 sq ft / 118.9 sq m
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



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: 1446031

Axm/RIS/24.4.26

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