



DERBYSHIRE'S
— *Estate Agents* —

43 Nursery Gardens, Chard, TA20 1HJ



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

- Four Bedrooms
- Detached House
- Driveway for 2+ Vehicles
 - Gated car port
 - Workshop
- Garden Room
- Enclosed rear garden
- Recently fitted kitchen
- Two Reception Rooms
 - Chain Free

43 Nursery Gardens, Chard, TA20 1HJ
£329,000

ENTRANCE HALL

5'3" x 2'9" (1.61 x 0.86)

Stairs to first floor,

SITTING ROOM

17'1" x 10'4" max (5.21 x 3.15 max)

Double glazed windows to front and rear elevation.

KITCHEN BREAKFAST ROOM

17'0" x 11'6" max (5.20 x 3.53 max)

Double glazed windows to the front and side elevations. Understairs storage cupboard.

DINING ROOM

10'8" x 9'11" (3.27 x 3.04)

Double glazed sliding doors to the rear and side elevations. Under floor heating and electric powered sun awning to the rear.

UTILITY ROOM

6'9" x 3'9" (2.06 x 1.16)

Double glazed window to the rear elevation. Space and plumbing for washing machine, space for tumble dryer.

CLOACKROOM

3'9" x 3'6" (1.16 x 1.07)

Double glazed window to the side elevation, low level wc and wash hand basin.

FIRST FLOOR LANDING

7'11" max x 7'5" max (2.42 max x 2.27 max)

Stairs to the ground floor and doors to all rooms. Loft hatch with ladder. Airing cupboard.

MASTER BEDROOM

11'5" into wardrobe x 10'9" (3.49 into wardrobe x 3.28)

Double glazed window to the rear elevation. Built in wardrobe and fitted wardrobes with chest of draws.

EN-SUIT SHOWER ROOM

5'11" x 2'4" (1.82 x 0.72)

Walk in shower cubicle and wash hand basin.

BEDROOM TWO

10'5" x 11'2" max (3.19 x 3.41 max)

Double glazed window to the front elevation, over stairs wardrobe.

BEDROOM THREE

9'4" x 8'6" (2.86 x 2.60)

Double glazed window to the front elevation, built in wardrobes.

BEDROOM FOUR

7'7" x 6'10" (2.33 x 2.10)

Double glazed window to the rear elevation.

BATHROOM

7'3" max x 5'10" max (2.23 max x 1.79 max)

Double glazed window to the side elevation, bath with shower over, low level wc and vanity wash hand basin.

A WELL-PRESENTED FOUR-BEDROOM DETACHED FAMILY HOME

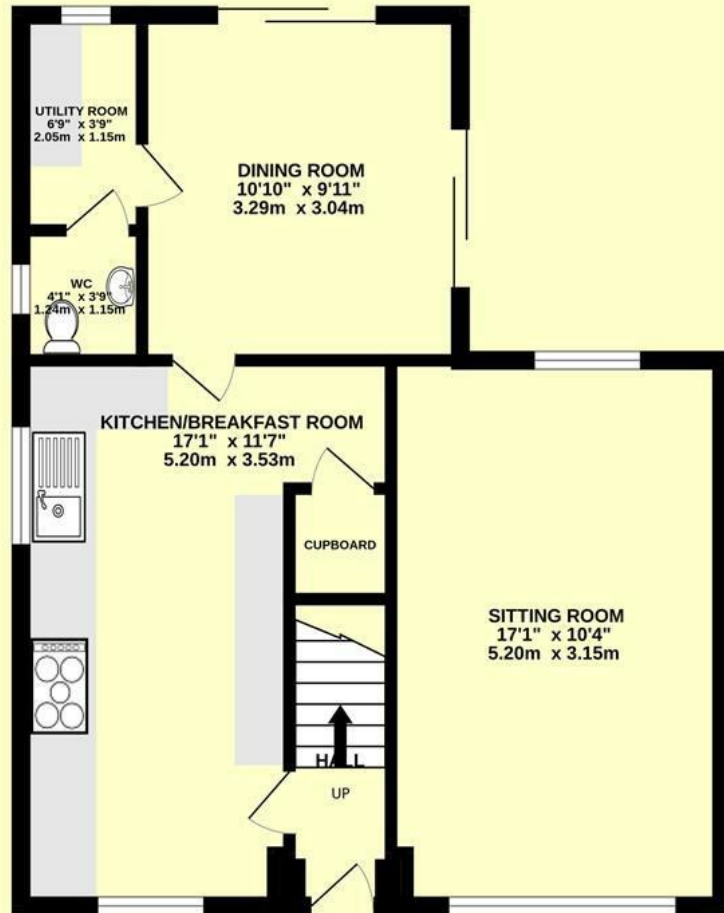
A well-presented four-bedroom detached family home, situated in a sought-after location within Chard and offered for sale with no onward chain.

The property provides spacious and versatile accommodation comprising two reception rooms, kitchen, utility room and ground floor WC, together with four bedrooms, including three doubles and one single. The principal bedroom benefits from an en-suite shower room, complemented by a family bathroom.

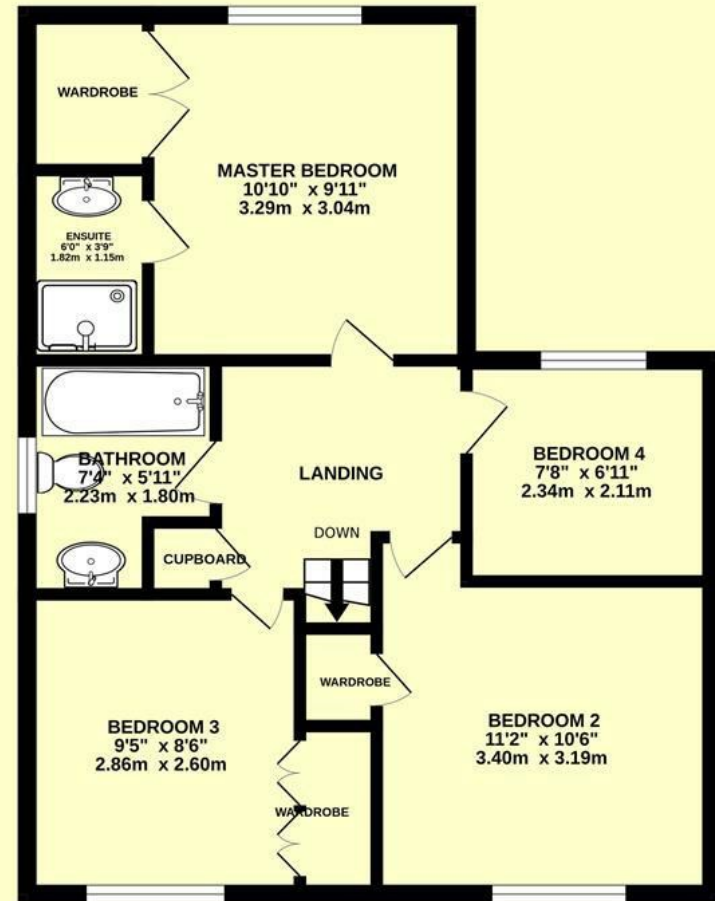
Outside, the property offers excellent additional space and potential, with a driveway to the front providing parking for 2+ vehicles, an enclosed garden featuring a lawn and pond, plus a further garden area to the rear incorporating a vegetable plot and greenhouse. There is also a garden room with power and light, workshop and car port, providing useful storage, workspace and parking.

An attractive property offering generous accommodation and superb outdoor space, ideally located for access to the amenities of Chard and particularly appealing to families. No onward chain.

GROUND FLOOR
520 sq.ft. (48.3 sq.m.) approx.



1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 1026 sq.ft. (95.3 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 -





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