

Symonds
& Sampson



20 Manor Farm
Chard, Somerset

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Chard
Somerset TA20 2EB

A compact, lower-maintenance detached bungalow in a pleasant cul-de-sac not far from the town's high street with sunny rear garden, offered for sale with no onward chain.



- Detached bungalow in pleasant cul de sac
- Walking distance of the town's historic high street
 - Driveway parking and adjacent garage
 - Sunny rear garden and conservatory
 - Offered for sale with no onward chain



Guide Price **£220,000**

Freehold

Ilminster Sales
01460 200790
ilminster@symondsandsampson.co.uk

THE PROPERTY

Offered for sale with no onward chain and offering scope to make it your own, this pleasant detached bungalow is the perfect "down-size" for those looking for single level living in a convenient location.

ACCOMMODATION

A UPVC double glazed front door opens into an entrance lobby with useful double cloaks cupboard providing plenty of hanging and storage space. The living room is a nice size, with room for a small dining table if you prefer and a UPVC double glazed bow window making the most of the natural light. A reconstituted stone fireplace creates a focal point and at some point may have had provision for a gas fire although this would need to be checked by a suitably qualified contractor. At the rear is a pleasant kitchen overlooking the rear garden and fitted with a range of floor and wall mounted storage cupboards and drawers incorporating space for a washing machine, a gas hob and electric under-counter oven.

An inner hall incorporates an airing cupboard housing the gas central heating boiler (please see note in the Material Information section). There are two double bedrooms, the main bedroom being at the front and including fitted wardrobes with sliding mirrored doors. The second bedroom could be used as a guest bedroom or separate dining room if you prefer as it provides access through to a UPVC double glazed conservatory at the rear which in turn opens onto the garden. The bathroom is fitted with a suite including panelled bath with shower over, wash hand basin and WC.

OUTSIDE

The property sits in pleasant gardens that are predominantly southerly facing at the rear and are currently laid to patio, gravel and shingle areas for ease of maintenance. There is an outside tap at the rear of the kitchen and a side gate leading to the driveway, which provides off road parking for a couple of vehicles and access to the adjacent single garage, with up and over door, power and light. There is a small front garden with patio, lawn and shrubs.

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

What3words/////routine.riverboat.buckets

SERVICES

In this area we would expect mains water, drainage, electricity and gas to be connected. However, we are unable to verify this and buyers should make their own enquiries prior to making an offer.

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

MATERIAL INFORMATION

Somerset Council Tax Band C

We are selling the property on behalf of solicitors who are acting as executors of the estate and therefore are unable to fully complete our usual information questionnaire. Buyers are advised to make their own enquiries regarding any elements that are of particular importance to them. The property will be sold as seen.

We understand that the current boiler is non-operational and so buyers will need to budget for a replacement.



Energy Efficiency Rating	
Current	Potential
Your energy efficient colour rating code	
A	B
B	C
C	D
D	E
E	F
F	G
Your energy efficient graph rating code	
67	85
England & Wales	
EU Directive 2002/91/EC	

Manor Farm, Chard

Approximate Area = 729 sq ft / 67.7 sq m

Garage = 161 sq ft / 14.9 sq m

Total = 890 sq ft / 82.6 sq m

For identification only - Not to scale



GROUND 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: 1449838



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01460 200790

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



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