DERBYSHIRE'S
Estate Agents

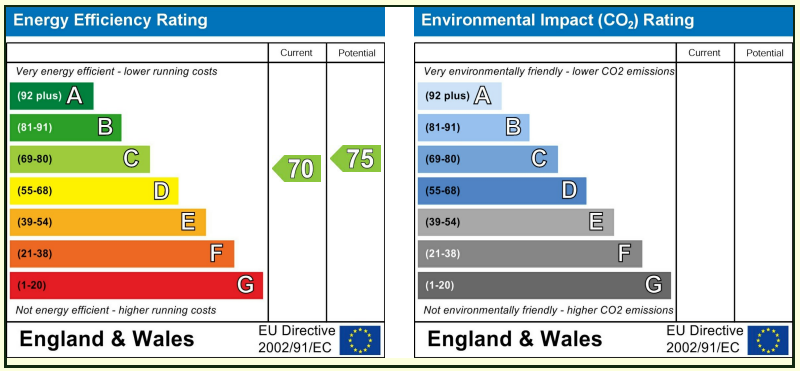
11 Middle Touches, Chard, TA20 1NU

This beautifully presented four-bedroom family home has been thoughtfully extended and extensively modernised to create a spacious, stylish, and move-in ready property ideal for modern family living.

Originally extended to the rear in 2005, the property now offers generous and versatile accommodation throughout. The ground floor comprises a welcoming entrance hall, a contemporary wet room added as part of the 2005 extension, and a superb open-plan family room leading through to the dining area, creating the perfect space for both everyday living and entertaining. The kitchen was fully updated in June 2021 and features a modern finish with ample storage and workspace as well as double glazed stable style door.

To the first floor, the property offers three generous double bedrooms, a spacious single bedroom, and a beautifully fitted family bathroom installed in September 2018.

Externally, the property continues to impress with a driveway providing off-road parking for several vehicles, along with a single garage benefiting from a pedestrian door leading to the rear garden. A gated entrance provides access to the enclosed rear garden, which is mainly laid to lawn with attractive flower beds, a paved pathway leading to the rear entrance and pergola, plus a timber shed and additional covered storage area.



- Four Bedrooms
- Spacious accomodation throughout
- Ground floor wet room
- Off road parking for several vehicles + Garage
- Family bathroom
- Recently fitted kitchen
- Numerous upgrades throughout
- Move in ready
- Sought after location
- Beautifully presented

11 Middle Touches, Chard, TA20 1NU

Asking Price £300,000

FOUR BEDROOM HOUSE

This beautifully presented four-bedroom family home has been thoughtfully extended and extensively modernised to create a spacious, stylish, and move-in ready property ideal for modern family living.

Originally extended to the rear in 2005, the property now offers generous and versatile accommodation throughout. The ground floor comprises a welcoming entrance hall, a contemporary wet room added as part of the 2005 extension, and a superb open-plan family room leading through to the dining area, creating the perfect space for both everyday living and entertaining. The kitchen was fully updated in June 2021 and features a modern finish with ample storage and workspace as well as double glazed stable style door.

To the first floor, the property offers three generous double bedrooms, a spacious single bedroom, and a beautifully fitted family bathroom installed in September 2018.

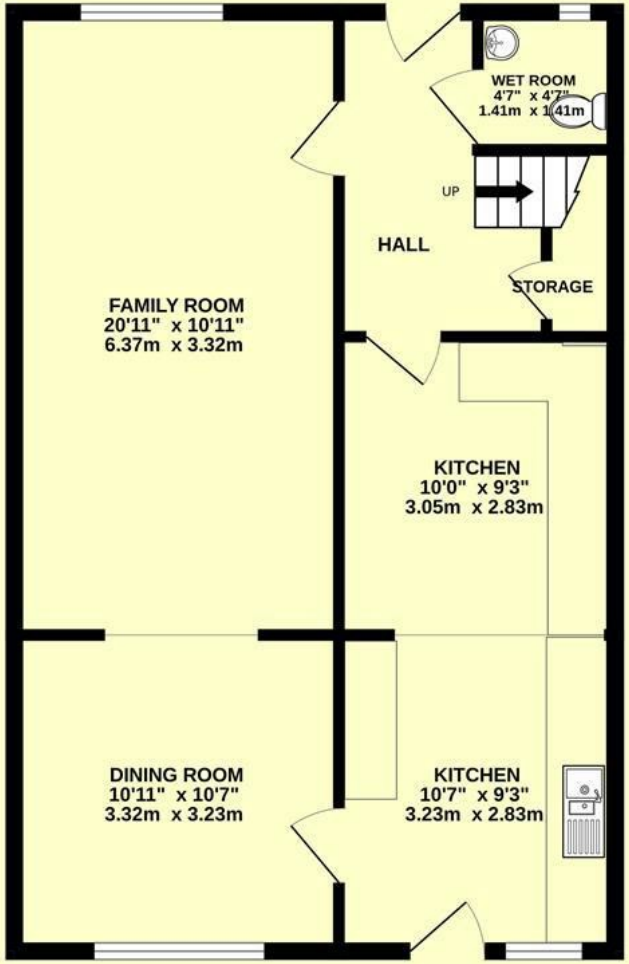
Externally, the property continues to impress with a driveway providing off-road parking for several vehicles, along with a single garage benefiting from a pedestrian door leading to the rear garden. A gated entrance provides access to the enclosed rear garden, which is mainly laid to lawn with attractive flower beds, a paved pathway leading to the rear entrance and pergola, plus a timber shed and additional covered storage area.

The home has undergone numerous improvements in recent years, including:

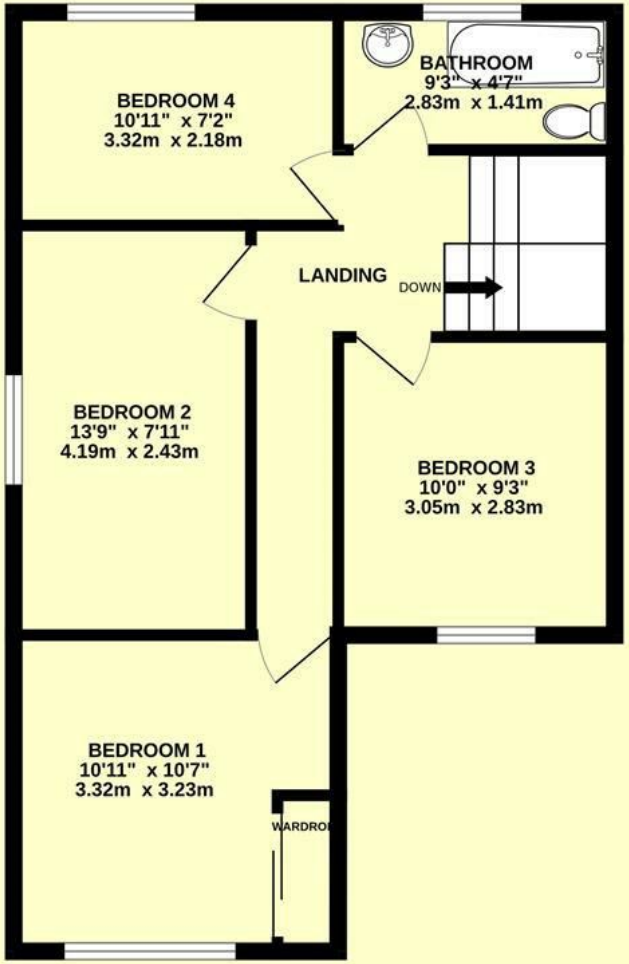
- New combination boiler fitted in 2021
- Modern fitted kitchen installed in 2021
- Family bathroom replaced in 2018
- Ground floor atrium added in 2005
- Two-storey rear extension completed in 2005
- Full electrical upgrade completed in 2024
- New windows and doors fitted throughout in 2024

Combining spacious accommodation with high-quality modern upgrades, this exceptional family home is ready for immediate occupation and must be viewed to be fully appreciated.

GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.



1ST FLOOR
537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA : 1172 sq.ft. (108.9 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.
Made with Metropix ©2026

Directions -
From Chard town centre continue east onto A30 Crewkerne Road, turn left just after the round about onto Avishayes Road, take the third left onto Fairways Rise and right onto Middle Touches. Follow the road round to the right and take your first right. The rear of the property and driveway can be found on your right at the end of the cul-de-sac.

DERBYSHIRE'S
Estate Agents

11, High Street, Chard, Somerset, TA20 1QF
www.derbyshires.net 01460 63600