



DERBYSHIRE'S
— Estate Agents —

34 Old Town, Chard, TA20 2BE

Dating from the 1920s, this attractive property combines character with practical family living. The accommodation briefly comprises an entrance porch leading into a welcoming hallway, a comfortable lounge, a spacious kitchen/breakfast room, a conservatory overlooking the rear garden, and the added convenience of a ground floor shower room. To the first floor are three genuine double bedrooms, making the property ideal for families, first-time buyers or those requiring additional home office space. Further benefits include gas central heating, double glazing and an enclosed rear garden with pedestrian access via a right of way across the neighbouring property. To the front, there is potential to create off-road parking, subject to the necessary planning consents. Offered with no onward chain and presented in move-in ready condition, this is an excellent opportunity to purchase a spacious home with scope for personalisation over time. Council Tax Band B.



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			
	66	76	
England & Wales		EU Directive 2002/91/EC	
			

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	
			

- Three double bedrooms
- Kitchen breakfast room
- Conservatory
- Large enclosed re garden
- Potential for off road parking
- Chain free / Vacant possession
- Town centre location
- Close to local amenities

34 Old Town, Chard, TA20 2BE
£200,000

A WELL-PRESENTED AND DECEPTIVELY SPACIOUS THREE DO

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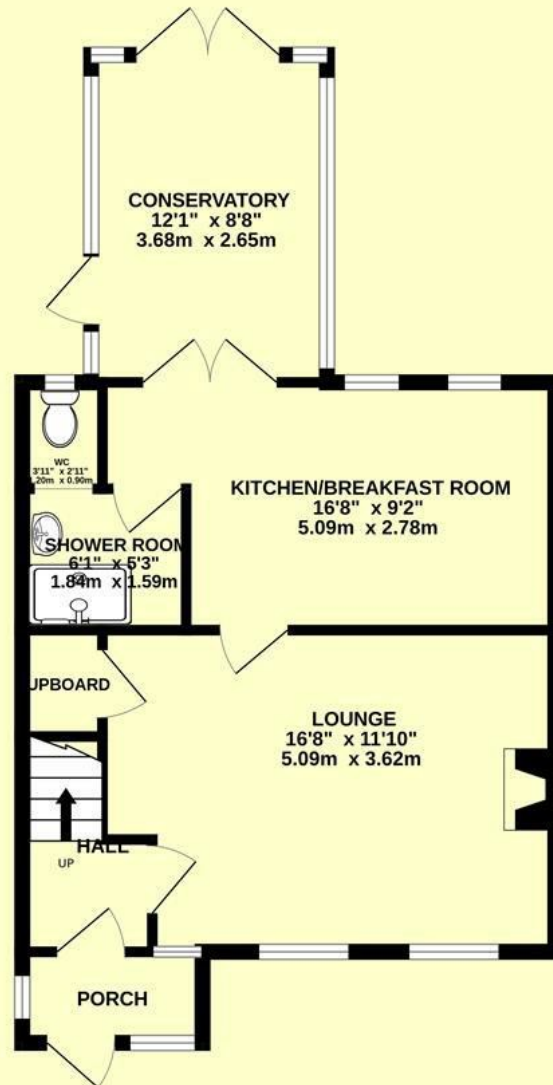
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Council Tax Band B.

GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 938 sq.ft. (87.1 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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11, High Street, Chard, Somerset, TA20 1QF
www.derbyshires.net 01460 63600