



**DERBYSHIRE'S**  
— *Village and Country* —

76 Brutton Way, Chard, TA20 2HB

This well-presented three-bedroom terraced home is offered to the market with vacant possession and no onward chain, making it an ideal purchase for first-time buyers, families, or investors alike.

Situated on a popular residential development close to Chard Town Centre, the property enjoys convenient access to a range of local amenities, schools, and transport links.

The accommodation is thoughtfully arranged and comprises a welcoming entrance hall, a spacious lounge perfect for relaxing or entertaining, and a kitchen/dining room with ample space for family meals and gatherings. A practical downstairs cloakroom completes the ground floor.

Upstairs, there are three well-proportioned bedrooms along with a family bathroom.

Externally, the property benefits from an enclosed rear garden, offering a private outdoor space ideal for children, pets, or summer entertaining. To the rear, there are two allocated parking spaces providing convenient off-road parking.

Further advantages include double glazing throughout and gas central heating, ensuring comfort and efficiency year-round.

Early viewing is highly recommended to fully appreciate all this property has to offer.



- Three Bedrooms
- Downstairs Cloakroom
- Two Allocated Parking Spaces
- Kitchen/Dining Room
- Gas Central Heating
  - Double Glazing
- Vacant Possession
  - No Chain

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	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		Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
	74		90
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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**Offers In Excess Of £199,000**

## **THREE BEDROOM TERRACED HOUSE**

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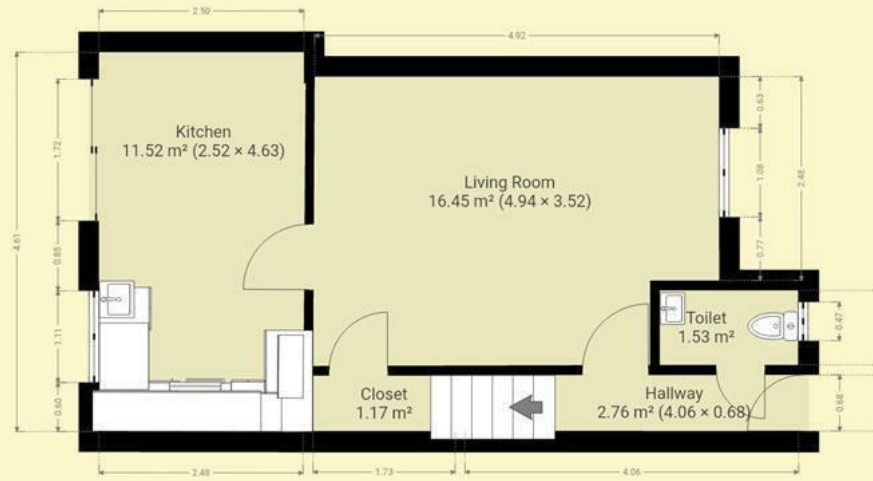
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THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



**Directions -**  
From our office proceed up the High Street and turn left into Crowshute Link. Take the first turning right into Mitchell Gardens. Continue along this road for approximately 300 yards and turn left into Brutton Way.





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11, High Street, Chard, Somerset, TA20 1QF  
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