



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

Hilbre Furnham Crescent, Chard, TA20 1AZ

Located in the popular Somerset town of Chard, this attractive three-bedroom detached house offers bright, spacious accommodation throughout and occupies a desirable corner plot.

The ground floor comprises an generous entrance hall leading to an L-shaped sitting/dining room, featuring dual-aspect windows that fill the space with natural light. A well proportioned kitchen is accessed from both the entrance hall and dining room via sliding doors and a ground floor WC complete the layout.

Upstairs, the property provides three bedrooms, two generous doubles and a comfortable single, along with a family bathroom fitted with walk in corner shower cubicle, WC and wash hand basin.

Externally, the property benefits from a generous rear garden, mainly laid to lawn with mature trees, shrubs and borders giving colour throughout the seasons. To the front, a driveway leads to the garage, with a pedestrian gate giving access to the rear garden.

With its light filled interior, ample outdoor space, and excellent position within Chard, this property is ideal for families, first time buyers, or anyone seeking a well located home with room to grow.



- Detached House
- Garage & Driveway Parking
- Corner Plot
- Wrap Around Gardens
- Three Bedrooms
- Close to Town Centre

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E	55	65	(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

Hilbre Furnham Crescent, Chard, TA20 1AZ  
**£335,000**

## **THREE BEDROOM DETACHED HOUSE**

Located in the popular Somerset town of Chard, this attractive three-bedroom detached house offers bright, spacious accommodation throughout and occupies a desirable corner plot.

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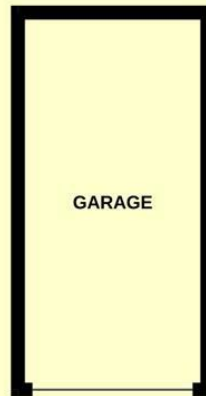
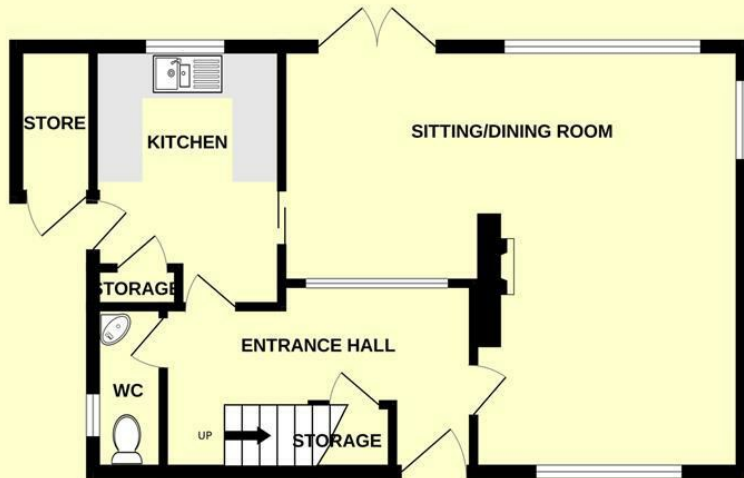
Upstairs, the property provides three bedrooms, two generous doubles and a comfortable single, along with a family bathroom fitted with walk in corner

shower cubicle, WC and wash hand basin.

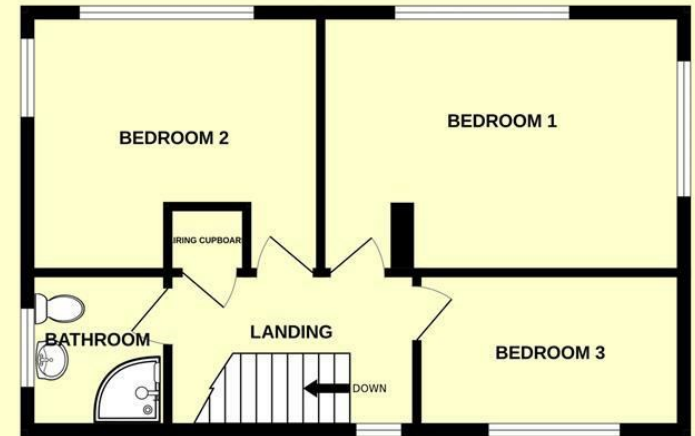
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GROUND FLOOR



1ST FLOOR



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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