



DERBYSHIRE'S
— *Estate Agents* —

1 Portobello Buildings Helliers Road, Chard,
TA20 1QN



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	58	75	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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	

- Two double bedrooms
- Gas central heating
- Double glazing
- Residents only off road parking
- Council Tax band A
- Conveniently located close to Town centre
- Direct access to secluded green space
- Private rear garden

1 Portobello Buildings Helliers Road, Chard, TA20 1QN
£175,000

CHARMING TWO DOUBLE BEDROOM PERIOD HOME WITH PRIVA

Built circa 1900, this delightful two double bedroom, three-storey end of terrace home offers an abundance of character, well-proportioned accommodation and a wonderfully private setting, all within easy reach of Chard town centre.

The property is entered via an entrance porch which opens into a spacious open-plan living and dining room, creating a welcoming and versatile living space ideal for both relaxing and entertaining. To the rear, a single-storey extension provides a fitted kitchen.

Stairs rise to the first floor where you will find the family bathroom, fitted with a bath with shower over, wash hand basin, WC and useful built-in storage. Also on this floor is the second double bedroom, positioned to the front elevation.

The second floor is dedicated to an

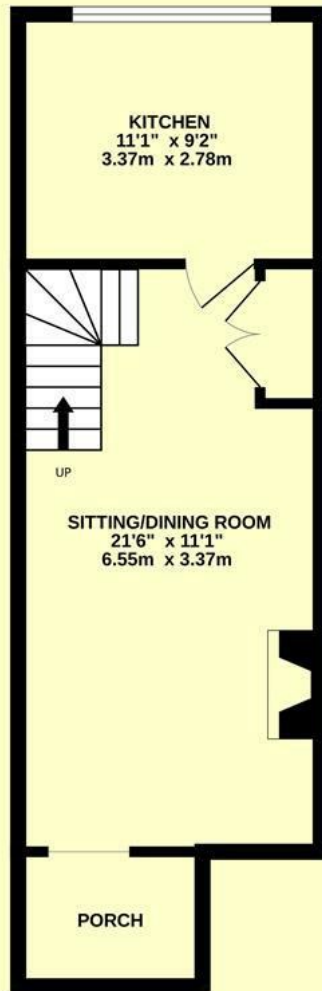
impressive master bedroom, enjoying a front aspect window and useful eaves storage, creating a bright and spacious principal suite.

Outside, the property benefits from a private, low-maintenance rear garden featuring a paved pathway, gravelled seating area and timber storage shed, providing an ideal space for outdoor dining or relaxing. A particular feature is the private pedestrian gate giving direct access to a secluded open green space situated behind Chard Museum, offering a peaceful setting rarely found so close to the town.

Resident-only off-road parking is available via a private car park, adding further convenience to this attractive home.

This charming period property would make an excellent first-time purchase, investment opportunity or home for those seeking character accommodation with outdoor space and convenient access to local amenities. Early viewing is highly recommended.

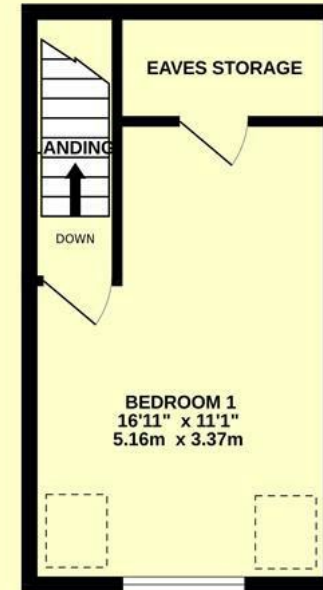
GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR
232 sq.ft. (21.5 sq.m.) approx.



2ND FLOOR
232 sq.ft. (21.5 sq.m.) approx.



TOTAL FLOOR AREA : 829 sq.ft. (77.1 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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