



gth

BUBWITH ROAD, CHARD, SOMERSET

7 Bubwith Road

Chard, Somerset TA20 2BN

Taunton 14 miles; Lyme Regis 14 miles

An excellent 2 bedroom, with an attic room accessible by ladder, semi detached house with the benefit of a large garden, plenty of parking in a popular residential area. EPC: Band D

Guide Price £212,500

DESCRIPTION

Traditionally built with brick elevations set beneath a tiled roof, the property has been much improved in recent years and offers comfortable accommodation with the benefit of a very large garden and plenty of parking. Well presented throughout, this comprises an entrance lobby and hallway, generous living room with access to a well fitted kitchen and to a separate utility beyond. There are two double bedrooms to the first floor both with built in wardrobes and storage space and modern bathroom. From the landing, a drop down ladder leads to a useful attic room with light, power and heating. Gas fired central heating is installed together



with uPVC double glazing throughout. The property enjoys excellent off road parking with a gravelled area at the front providing parking for three cars. The large rear garden is fully enclosed and mainly laid to lawn with a small terrace. A substantial block built outbuilding provides plenty of storage, together with a utility/shower room with tiled shower cubicle, low level WC and plumbing for automatic washing machine.

SITUATION

Bubwith Road is located about ½ mile from the main town centre and within easy reach of open countryside. Chard is well served with a good range of day to day amenities including a choice of major supermarkets, smaller retailers, educational and leisure facilities. The County Town of Taunton is some 14 miles to the North and the World Heritage Jurassic Coast a similar distance to the South at Lyme Regis.

SERVICES


Main electricity, water, drainage and gas. Gas central heating.

OUTGOINGS—Council tax: Band B

DIRECTIONS

From the centre of Chard proceed downhill and turn right at the traffic lights. Turn left at the mini roundabout into Millfield and first right into Bubwith Road. The property will be found towards the end on the right hand side.

7 BUBWITH ROAD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		83
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



TOTAL FLOOR AREA : 1180 sq.ft. (109.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

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Viewing

Strictly by appointment with the agents

Greenslade Taylor Hunt.

1 High Street, Chard,

Somerset, TA20 1QF

Email: residential.chard@gth.net

Tel: 01460 238382 | Ref: CHA230160

