



**DERBYSHIRE'S**  
— *Estate Agents* —

11 Toms Close, Chard, TA20 2HD

This well-presented four-bedroom detached family home offers spacious and versatile accommodation, ideal for modern family living. Offered to the market with no forward chain, the property is perfectly suited to buyers seeking a straightforward move.



| 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                                   |                         |  | (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   |

- Four Bedrooms
- Detached House
- Garage and Driveway Parking
- NO FORWARD CHAIN
- Two Reception Rooms
  - Conservatory
  - Summer House
  - Utility Room
- Master En-Suite
- Sought After Location

11 Toms Close, Chard, TA20 2HD  
**£375,000**

## **FOUR BEDROOM DETACHED HOUSE**

This well-presented four-bedroom detached family home offers spacious and versatile accommodation, ideal for modern family living. Offered to the market with no forward chain, the property is perfectly suited to buyers seeking a straightforward move.

Upon entering, you are welcomed by a bright and inviting hallway providing access to the principal ground floor rooms. The generous lounge offers a comfortable and relaxing living space, with double internal doors opening through to the dining room, creating a wonderful flow for both everyday living and entertaining. The dining room in turn leads into a light-filled conservatory, which enjoys pleasant views over the rear garden and provides an additional reception area. The kitchen is well arranged with ample worktop and storage space, and is complemented by a separate utility room for added practicality. A convenient ground floor cloakroom completes the downstairs accommodation.

To the first floor, a spacious landing leads to

four bedrooms. The master bedroom benefits from its own en-suite shower room, while bedrooms two, three and four are all well-proportioned and served by a family bathroom.

Externally, the property continues to impress. The enclosed rear garden offers a private and secure outdoor space, featuring a lawned area, patio and a charming summer house—ideal for relaxing, hobbies or working from home during the warmer months. There is also gated pedestrian access to the rear for added convenience. To the front, the garden is laid to lawn with mature shrubs, and a driveway provides off-road parking and leads to the garage.

This attractive detached home combines space, practicality and comfort, making it an excellent choice for growing families or those looking for a property ready to move straight into

**GROUND FLOOR**  
739 sq. ft. (70.3 sq. m.) approx.



**1ST FLOOR**  
303 sq. ft. (28.3 sq. m.) approx.



**TOTAL FLOOR AREA : 1322 sq. ft. (122.8 sq. m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, stairs 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.  
Made with Interplan 1/2023



**Directions -**  
From Chard High Street turn onto B3162 Crowshute Link, turn right onto Mitchell Gardens and left onto Brutton Way. Toms close can be found on your right hand side and the property is located to the left hand side.





**DERBYSHIRE'S**  
*Estate Agents*

11, High Street, Chard, Somerset, TA20 1QF  
[www.derbyshires.net](http://www.derbyshires.net) 01460 63600