



**DERBYSHIRE'S**  
— Estate Agents —

11 Birch Grove, Chard, Somerset, TA20 2FQ



Derbyshires are pleased to bring this nearly new property on a popular development in Chard to the market.

The accommodation briefly comprises:

Entrance hall with cloakroom and under stairs storage cupboard.  
A generous sized sitting room and a kitchen breakfast room with gas hob and electric oven and doors to the garden.

To the first floor there are three bedrooms. with the main bedroom having an ensuite shower room, a family bathroom with both a shower and a bath and a large storage cupboard on the landing.

The property also benefits from driveway parking, a single garage, gas central heating, double glazing and an enclosed garden to the rear.

EPC Band: B

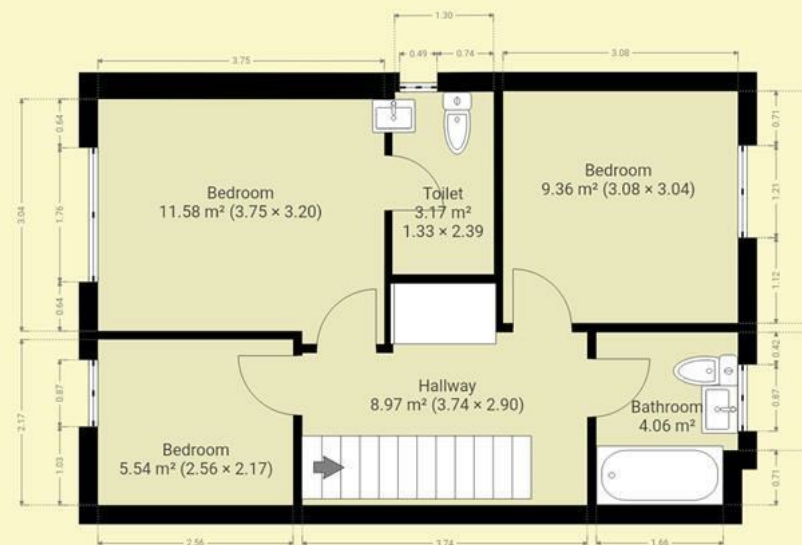
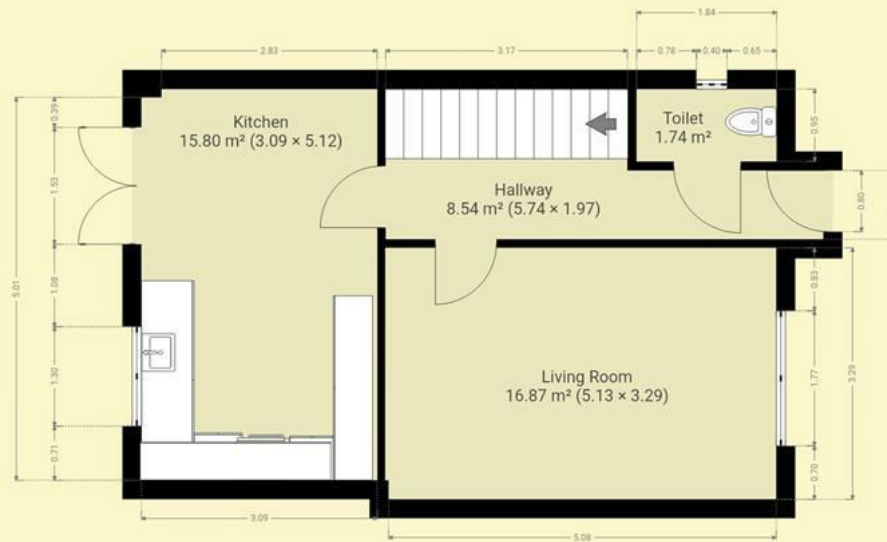


- Detached Property
- Three Bedrooms
- Kitchen/Dining Room
  - Garage
  - Double Glazing
  - Garden
- Off Street Parking
- Downstairs WC

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		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		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

11 Birch Grove, Chard, Somerset, TA20 2FQ  
Offers In Excess Of £300,000





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





**Directions -**







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

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