



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

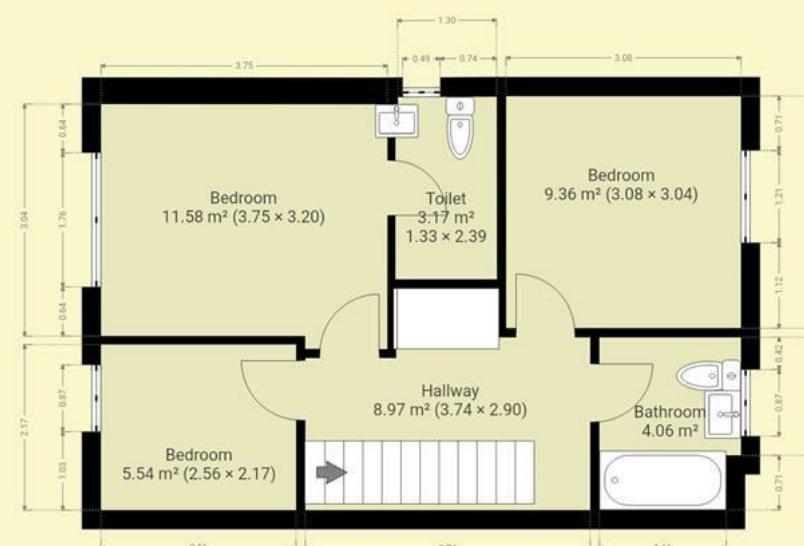
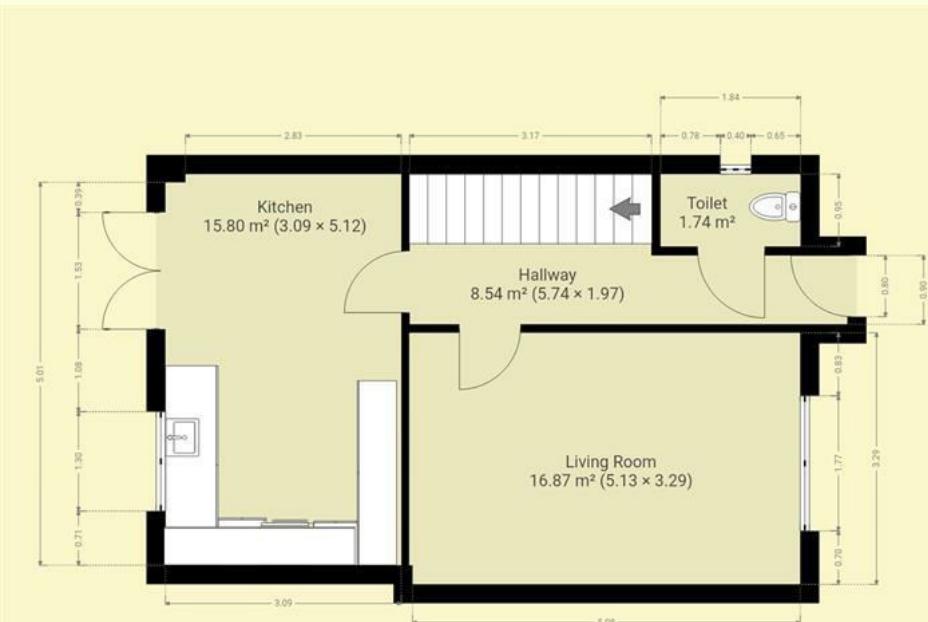
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive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



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

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





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**Directions -**





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