



DERBYSHIRE'S
— *Estate Agents* —

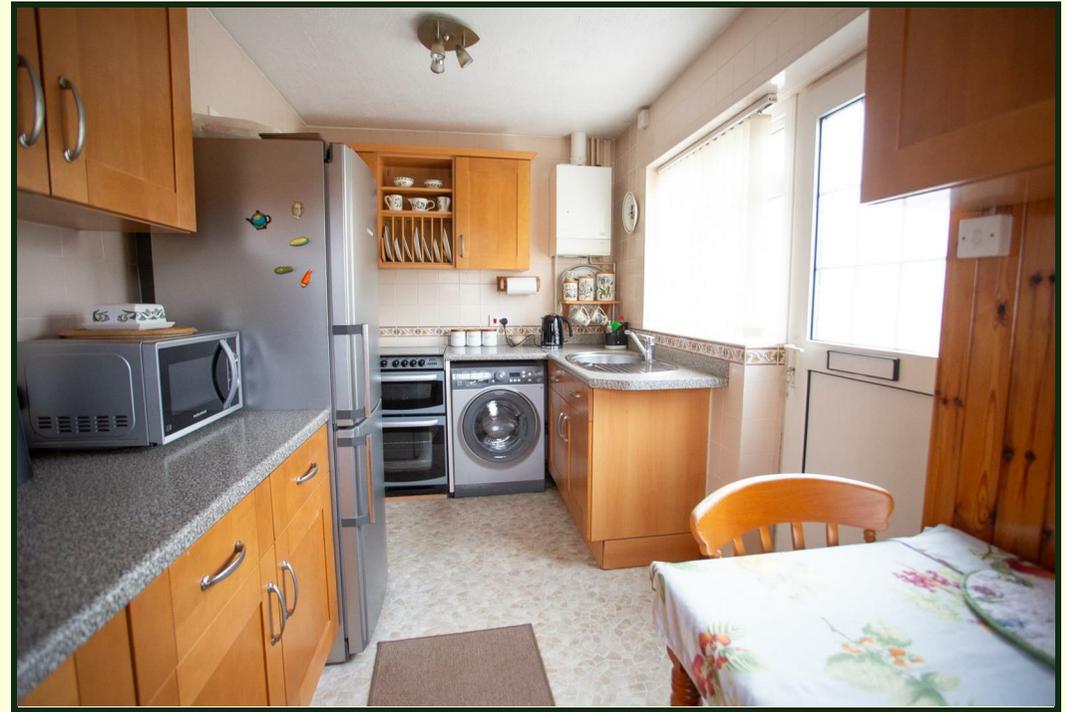
11 John Gunn Close, Chard, TA20 1DG

Situated in a quiet cul-de-sac within a popular residential area of Chard, this well-presented two-bedroom bungalow occupies a desirable corner plot and offers comfortable, low-maintenance living close to local amenities.

The accommodation includes a modern kitchen/breakfast room, a bright and spacious living area, and a conservatory overlooking the garden, providing an ideal additional reception space. The main bedroom benefits from built-in storage, with further storage thoughtfully incorporated throughout the property.

Externally, the bungalow enjoys a spacious, low-maintenance garden with excellent privacy a timber shed and timber summer house, perfect for relaxing or entertaining. A garage with pedestrian door to the garden and driveway parking provide ample off-road parking.

Conveniently located close to shops, services and transport links, this attractive home is ideal for those seeking single-storey living in a well-regarded area.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions
England & Wales	EU Directive 2002/91/EC	61	England & Wales
		72	

- Two-bedroom bungalow
- Conservatory
- Modern kitchen/breakfast room
- Corner plot with low-maintenance garden
- Garage and driveway parking
- Quiet cul-de-sac location
- Popular residential area close to shops and amenities

11 John Gunn Close, Chard, TA20 1DG
Asking Price £240,000

2 BEDROOM BUNGALOW

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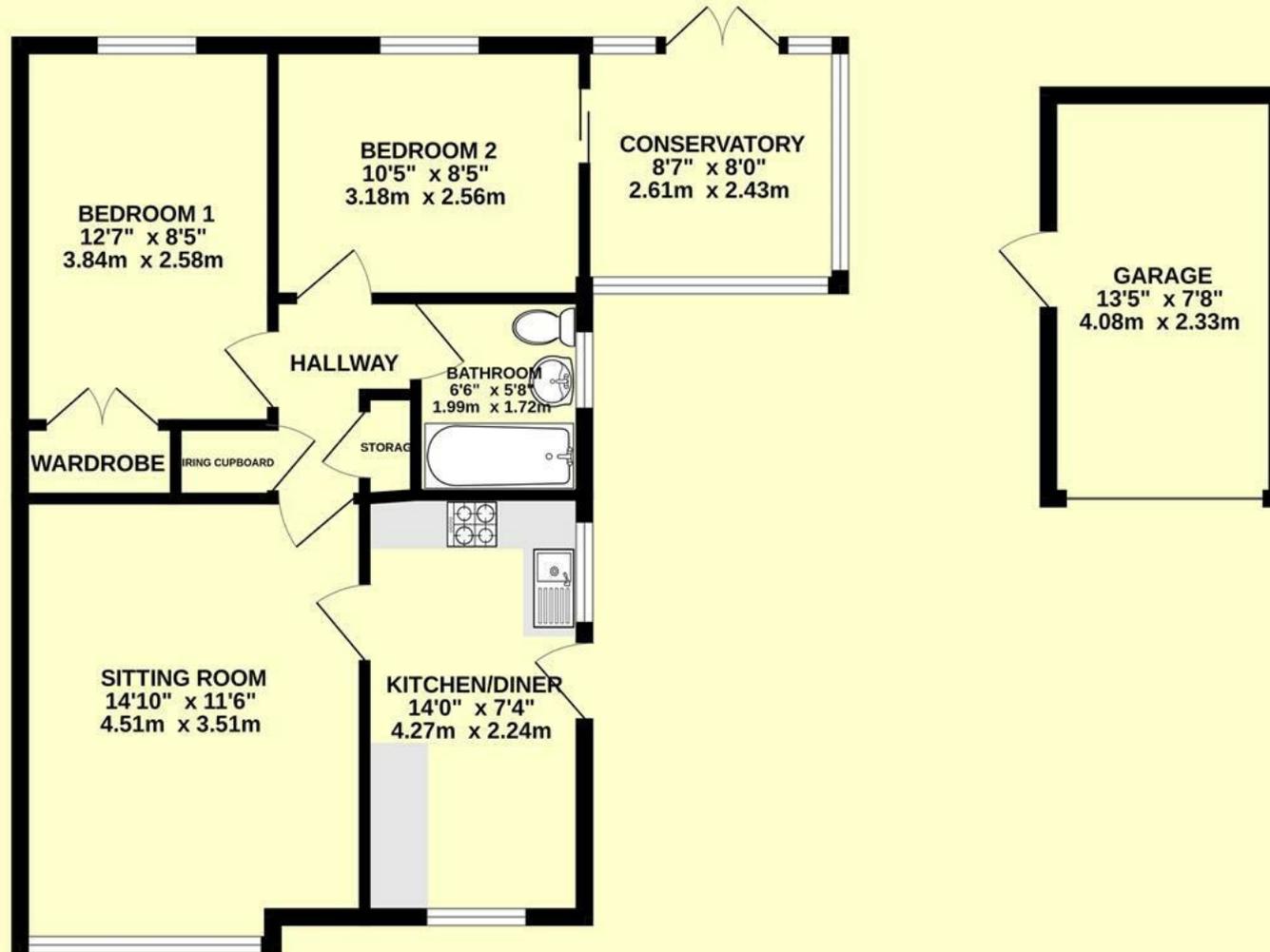
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driveway parking provide ample off-road parking.

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GROUND FLOOR
725 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA : 725 sq.ft. (67.3 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 -
Turn onto Thorndun Park Drive from the A358 Furnham Road taking a right turn onto John Gunn Close. The property can be found on your left hand side of John Gunn Close.





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