



DERBYSHIRE'S
Estate Agents

120 Furnham Road, Chard, TA20 1BE

A Three Bedroom Modern Semi Detached Home benefiting Entrance Hallway, Lounge, Kitchen/Diner, Rear Porch, Downstairs Cloakroom, Three Bedrooms and Family Bathroom. Enclosed rear Garden, uPVC Double Glazing, Gas Central Heating and Allocated Parking to the Rear Aspect.

Lounge

17' 2" x 9' 10" (5.23m x 3.00m)

uPVC triple glazing to the front aspect, radiator, under stairs storage cupboard and uPVC double glazed French doors leading to:

Rear Porch

uPVC double glazed construction and door leading to garden.

Kitchen/Diner

17' 2" x 8' 4" (5.23m x 2.53m)

Comprehensively fitted with a range of modern matching units with adjoining work top preparation surfaces and inset stainless steel sink and drainer with mixer tap over complemented by tiled splash backs. Fitted oven, hob and cooker hood, dishwasher and fridge. Appliance space for washing machine, radiator and dual aspect uPVC double glazed windows.

Cloakroom

Benefiting a two piece suite consisting of a low level W.C and pedestal wash hand basin. Wall mounted gas central heating boiler.

First Floor Landing

uPVC double glazed window to the rear aspect and loft access.

Bedroom One

9' 11" x 9' 10" (3.01m x 2.99m)

Triple glazing to the front aspect, radiator and

Energy Efficiency 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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

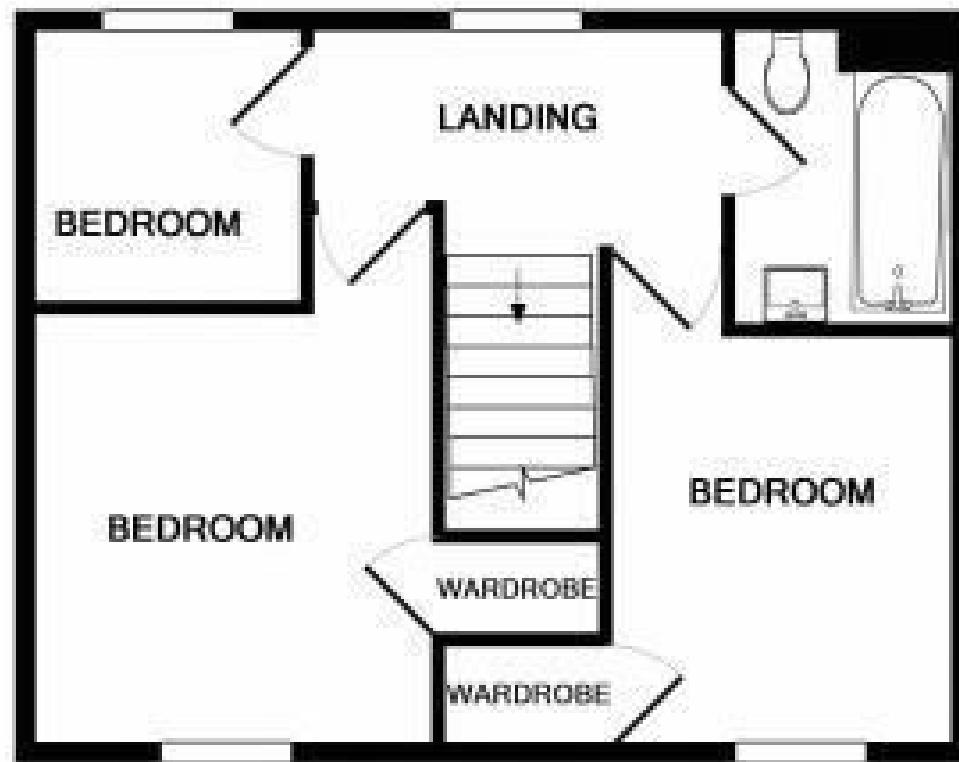


- Three Bedrooms
- Modern Semi-Detached Property
- Off Street Parking
- Garden
- Move in Ready
- Close to amenities

120 Furnham Road, Chard, TA20 1BE
£200,000



GROUND FLOOR
APPROX. FLOOR
AREA 405 SQ.FT.
(37.6 SQ.M.)

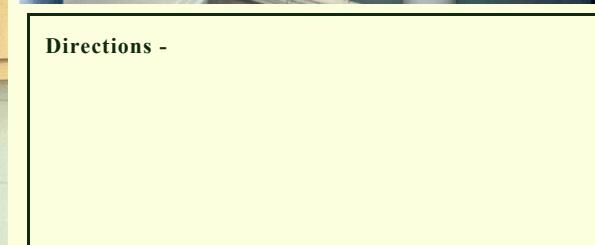


1ST FLOOR
APPROX. FLOOR
AREA 376 SQ.FT.
(34.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 780 SQ.FT. (72.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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