



DERBYSHIRE'S
— *Estate Agents* —

11 Hartsfield, Chard, TA20 2JU

Substantially built with brick elevations set beneath a tiled roof, this excellent family home offers generous accommodation but would now benefit from a little general updating throughout. Gas fired central heating and double glazing are fitted and the property benefits from an integral double garage. Conveniently laid out, the accommodation provides a spacious hallway with cloakroom, two good size reception rooms, kitchen and separate utility to the ground floor and, to the first floor, a superb master bedroom with en-suite facilities, four further bedrooms, family bathroom and separate shower room. There is plenty of driveway parking and low maintenance gardens to front and rear.

Hartsfield is a small select cul de sac on the South East outskirts of Chard, some ¾ mile from the town centre and close to open countryside. Chard offers an excellent range of amenities with a choice of major supermarkets, smaller retailers, banks, educational and leisure facilities, with the County Town of Taunton just 14 miles away to the North. The World Heritage Jurassic Coast is also about 14 miles distant at Lyme Regis.

A tarmac driveway provides parking and leads to the integral Double Garage 16'6 x 16'6 with up and over door, light, power, wall mounted Potterton Profile gas boiler for central heating and hot water. Personal door to hallway. The gardens are fully enclosed, with brick walling to the front and are mainly laid to lawn with shrubs and established hedging.

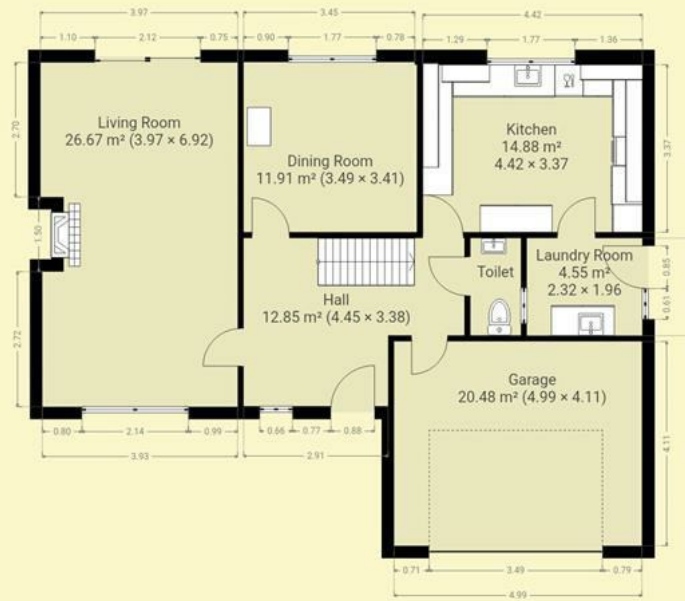


- No onward chain
- Five Bedrooms
- Double Garage
- Substantial Family Home
- Established and popular location
- Cul de Sac

Energy Efficiency Rating		Environmental Impact (CO ₂) 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	

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	

11 Hartsfield, Chard, TA20 2JU
£475,000



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* —

7, High Street, Chard, Somerset, TA20 1QF
www.derbyshires.net 01460 63600