



**DERBYSHIRE'S**  
— *Village and Country* —

153 Henson Park, Chard, TA20 1NL



This three-bedroom end-of-terrace ex-local authority house offers an excellent opportunity for buyers looking to modernise and add value. Situated on a generous plot, the property benefits from a private driveway, front and rear gardens, and brick-built storage, making it an ideal purchase for investors, first-time buyers, or families. While the property requires updating throughout, it presents fantastic scope to reconfigure or refurbish to suit modern living styles



- Three Bedrooms
- End Of Terrace
- In Need of Modernisation
  - No Chain
  - Driveway
- Front and Rear Gardens

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	
			78
		70	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

153 Henson Park, Chard, TA20 1NL  
**Chain Free £180,000**

## **ENTRANCE HALL**

*12'3" max x 5'8" max (3.75 max x 1.75 max)*

Double glazed door to the front aspect, stairs to the first floor, understairs storage cupboard, doors to;

## **SITTING ROOM**

*12'4" max x 11'10" max (3.76 max x 3.63 max)*

Double glazed window to the front aspect, wall mounted electric fire.

## **KITCHEN BREAKFAST ROOM**

*17'9" max x 10'5" max (5.43 max x 3.18 max)*

Double glazed French doors and single door to the rear aspect, wall and base level units, sink drainer, space and plumbing for white goods.

## **WC**

*3'10" max x 3'6" max (1.18 max x 1.09 max)*

The WC is accessed via an outside door and consists of a low level WC and wash hand basin.

## **LANDING**

*7'4" max x 5'11" max (2.24 max x 1.81 max)*

Double glazed window to the side aspect, loft hatch and doors to;

## **WC**

*5'5" max x 2'7" max (1.67 max x 0.79 max)*

Double glazed window to the rear aspect, low

level WC.

## **SHOWER ROOM**

*5'5" max x 4'10" max (1.66 max x 1.48 max)*

Double glazed window to the rear aspect, walk in double shower cubicle, wash hand basin.

## **BEDROOM ONE**

*12'4" max x 11'7" max (3.77 max x 3.55 max)*

Double glazed window to the front aspect.

## **BEDROOM TWO**

*11'10" max x 9'11" max (3.61 max x 3.04 max)*

Double glazed window to the rear aspect, built in cupboard.

## **BEDROOM THREE**

*8'10" max x 7'3" max (2.70 max x 2.23 max)*

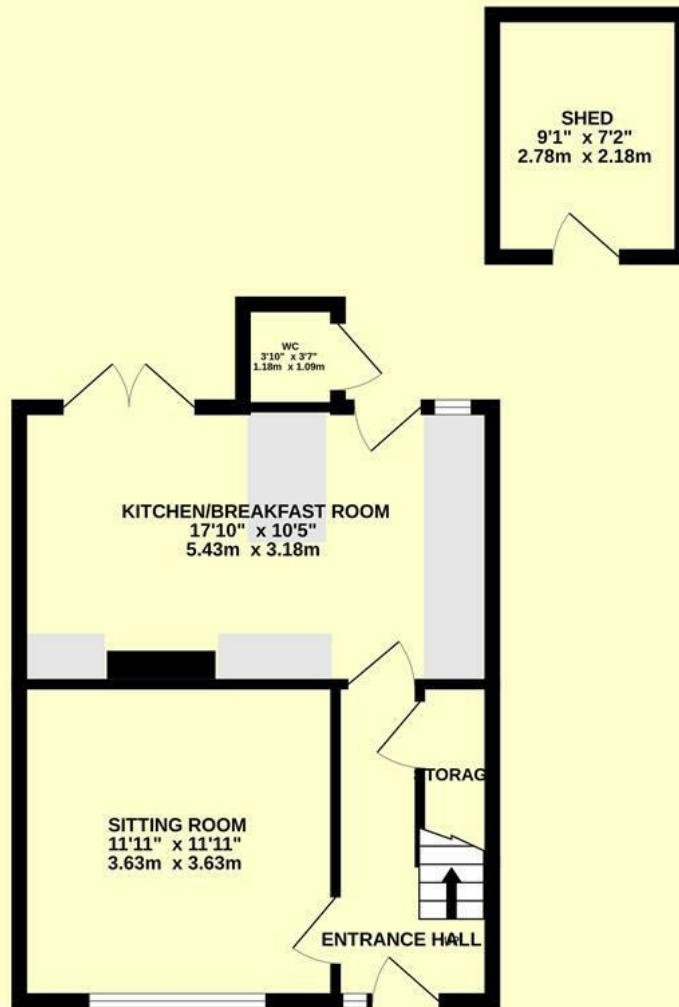
Double glazed window to the front aspect, built in cabin bed over stair bulk head.

## **OUTSIDE**

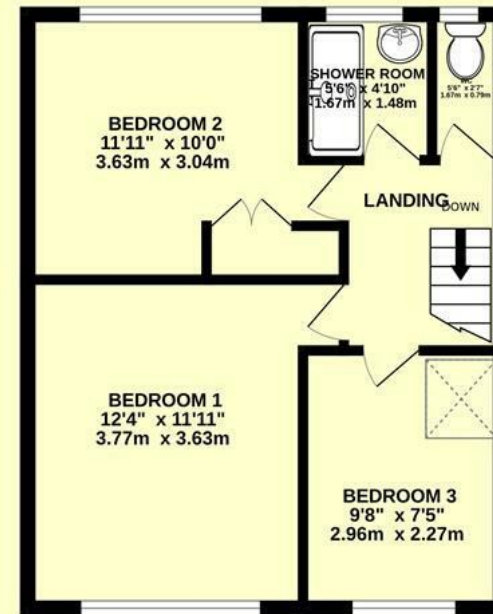
To the front there is a front garden and driveway as well as pedestrian access to the rear garden via a gate.

To the rear there is an enclosed garden over two levels with steps, a patio directly from the kitchen breakfast room, lawn and flower beds. A brick built storage shed, an additional garden shed and access to the ground floor WC.

GROUND FLOOR  
473 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



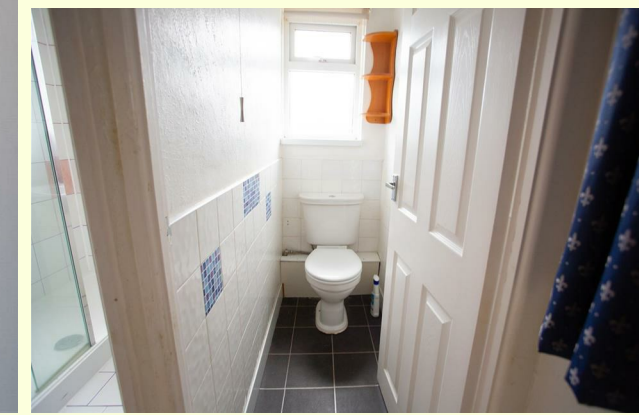
TOTAL FLOOR AREA : 870 sq.ft. (80.9 sq.m.) approx.

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 -







## DERBYSHIRE'S

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