

# DERBYSHIRE'S

Lettings Department

John Gunn Close, Chard

£260,000



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.

- 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

Tel : 01460 63600

[www.derbyshires.net](http://www.derbyshires.net)

### **TO MAKE AN APPLICATION:**

We aim to turnaround applications the same day wherever possible. **In order to do this we need the following from EACH applicant:**

1. A completed and signed application form which can be downloaded from our website. We can e-mail this to you on request or collected from our office.
2. Proof of ID. This needs to be in the form of photo ID such as passport, driving licence, shot gun certificate, EU identity card or similar government issued document.
3. A utility bill/mortgage statement/house or car insurance policy/council tax bill addressed to you at your current property and less than 3 months old.
4. Last 3 months payslips.
5. Last 3 months bank statements .

**The above should be e-mailed to [admin@derbyshires.net](mailto:admin@derbyshires.net)**

### **ONCE YOUR APPLICATION HAS BEEN ACCEPTED:**

We require a non-refundable deposit of one weeks rent in order to reserve the property. This payment will form part of the total deposit for the property which will, in total, be equivalent to 5 weeks rent. Your deposit will be held by The Deposit Protection Service until the end of your tenancy.

*Please note that Derbyshires operate a fully compliant and insured client account, insured under the Propertymark Client Money Protection Scheme (ref no C0127820).*

*Derbyshires Estate Agents are members of the Association of Rental & Letting Agents and The Property Ombudsman Scheme and adhere to their codes of practice which are available upon request.*

To download an **APPLICATION FORM** please visit [derbyshires.net/tenant-information](http://derbyshires.net/tenant-information) or scan this **QR CODE**

