



Mill Lane, Chard

Guide Price  
**£300,000**  
Freehold

**Symonds  
& Sampson**  
ESTABLISHED 1858

Convenient, stylish and with a contemporary twist, this super bungalow lies within walking distance of the town centre and has been extensively modernised to provide comfortable and versatile accommodation.

**Mill Lane,  
Chard,  
TA20 2AP**

- Stylishly renovated semi-detached bungalow
- Town centre location, within walking distance of facilities
- Close to brand new leisure centre / swimming pool
  - Surprisingly private landscaped garden
  - Off road parking
- Remodelled and refurbished throughout to high standard
  - Versatile and comfortable accommodation
    - Sociable open-plan kitchen / living room
    - Optional separate dining room / bedroom 4
- Beautiful bathroom and three further bedrooms

Viewing strictly by appointment through  
Symonds & Sampson Ilminster Sales Office  
on 01460 200790





### The Property

Offering flexible living space to suit all ages, this super-stylish semi-detached bungalow is sure to tick a lot of boxes for buyers. Following a top-to-toe transformation by the current owners, it offers much more than initially meets the eye and now offers well-planned and practical rooms that could be adapted to your own requirements but with a sociable open-plan kitchen / living room at its heart.

Located off the town centre, it lies within walking distance of schools, the shops and the recently opened leisure centre and swimming pool complex but feels somewhat "tucked away" being sat in a good size plot with a surprisingly private garden at the rear.

The former porch has been replaced with a stylish contemporary version acting as both a spacious entrance lobby and boot room with its bespoke fitted storage including coat hooks, drawers and shelving. Beyond, you enter into the hub of the home - a fabulous open-plan kitchen / living room. Light and bright with dual aspect windows, the kitchen has a touch of "industrial chic" with its deep blue units, copper accents and metro tiling. The units include storage cupboards, drawers and basket storage as well as bespoke shelving.



Oak worktops incorporate a breakfast bar for informal dining, and double butler sink with copper mixer tap. The units incorporate space for your dishwasher, and further spaces for both a range cooker with cooker hood over and fridge freezer. Attractive wood-effect LVT flooring flows throughout, picking up the use of timber in the internal doors and window sills, unifying the rooms and creating a cohesive modern look with a touch of the traditional.

The inner hall opens to a separate reception room, currently a formal dining room which could be used as a further bedroom if required. There are three bedrooms, the main bedroom enjoying a lovely outlook over the attractive gardens at the rear. This bedroom has been fitted with bespoke wardrobes and drawers to make the most of the space. There's more great attention to detail with brushed steel sockets, switch-plates and smart panelling creating texture and cosiness. There are two further bedrooms currently used as home offices, one with french doors to the garden. The spacious and well-designed bathroom has been amalgamated from three separate spaces and not only

offers a luxurious suite but also a walk-in utility cupboard with plumbing for your washing machine, power points and really useful shelving. The bathroom itself has been very cleverly conceived with just the right balance of contemporary and character. The suite includes a freestanding bath, generous walk-in shower with rain shower, vanity wash hand basin crafted from an original treddle sewing machine table, and close coupled WC. To one side is a chrome ladder style towel radiator.

#### Outside

To the front, a driveway provides parking and access to the front door. The front garden is laid to slate chippings with evergreen shrub and lavender edging. A bin store keeps the wheelie bins and recycling hidden from view and a path leads around to the side of the property, leading to the rear garden. Along the path is an external door to the boiler room / external store.

As well as the side path, the rear garden can be accessed from a door in the hall, or french doors from one of the

bedrooms.

A sheltered gravelled seating area lies adjacent to the rear of the bungalow ideal for pretty pots, with external power point and stepping stone path leading to the rest of the garden. A large gravelled area provides ample space for outside dining, edged with timber sleepers and including a raised ornamental pond with reclaimed stone trough water feature. Sleeper steps lead up to a lovely square lawn, with raised beds including shrubs and architectural planting such as Phormiums and grasses. There's a path to one side and wildflower garden along the eastern boundary, planted with apple, pear and plum trees. Mature grapevines adorn a timber frame and provide privacy and colour when in leaf throughout the year. At the end of the garden is a further seating area with timber pergola and swing seat, ideal for entertaining into the small hours with its wood-burning stove for a cosy glow. A timber gate leads through into a working area with greenhouse, and useful brick storage shed. There is also a mature ornamental cherry tree





providing excellent spring blossom. The rear boundary is a lovely old stone wall, reputed to be part of the original historic town wall.

#### Situation

Chard is a historic market town with excellent road links via the A30 which travels east to Crewkerne and Yeovil and west towards Exeter. The A358 travels north towards Taunton and the M5, or you can head south towards the Jurassic coast (c.30 minutes' drive). There are main-line stations at Axminster, Crewkerne (Waterloo) and Taunton (Paddington). The stunning Jurassic coastline lies just 12 miles south of Chard with its beautiful beaches and pretty seaside towns.

On the edge of Chard you'll find Chard Reservoir Nature Reserve, a beautiful expanse of open water with surrounding woodland ideal for dog-walking, fishing (via permit) and bird-watching. From the reservoir edge you can access the Chard-Ilminster cycle path, part of the Sustrans route 33 which follows a predominantly level pathway between the towns of Chard and Ilminster along the site of the former

railway line, completely away from traffic and popular for cyclists, dog walkers and joggers. The town centre, with a large range of independent and high street retailers also boasts a newly finished Leisure Centre with a swimming pool, Softplay area and gym. There is also a golf course within 2 miles and several other sporting activities close by. There are several large supermarkets in the town and B&Q store.

Chard also has a good variety of schools, both state schools rated "good" by Ofsted and the historic Chard Independent School.

**Tenure**  
Freehold

#### Services

Mains gas, electricity, water and drainage are connected.

Broadband - Superfast broadband is available.  
Mobile phone coverage - Network coverage is good both indoor and outdoor.  
(Information from <https://www.ofcom.org.uk>)

#### Council Tax

Somerset Council Band C

#### Property Information

The property has undergone major improvements including replacement of ceilings, joists, flooring, new electrics, plumbing, boiler and additional insulation to aid efficiency.

The area at the very end of the garden has been used by this property for many years is not formally included in the title and we believe that an indemnity policy has been provided for this area, although in a few years it may be possible to apply for possessory title. Please seek your solicitors advice in this regard.

Flooding - the governments's flood risk assessment at <https://www.gov.uk/check-long-term-flood-risk> gives the flood risk of an area not a specific property. The owners report their has been no issues for this property with flooding during their ownership.

**Directions**

From the town centre proceed down Holyrood Street at the traffic lights and turn left into Mill Street. The property can be found on the left hand side as indicated by our For Sale board.

**Mill Lane, Chard**

Approximate Area = 1028 sq ft / 95.5 sq m

Outbuilding = 56 sq ft / 5.2 sq m

Total = 1084 sq ft / 100.7 sq m

For identification only - Not to scale

Denotes restricted head height



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>86</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | <b>75</b>               |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

ILM/KJS/23/11/23



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrcocom 2023. Produced for Symonds & Sampson. REF: 1059717



**01460 200790**  
 Symonds & Sampson LLP  
 Symonds & Sampson 21 East Street, Ilminster, Somerset, TA19 0AN  
 ilminster@symondsandsampson.co.uk  
 www.symondsandsampson.co.uk

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