



Symonds
& Sampson

Rustlings

Lyddons Mead, Chard, Somerset

Rustlings

Lyddons Mead
Chard
Somerset TA20 1HD

Situated on a generous corner plot with ample garden space, great parking and a garage, this spacious home is very much a blank canvas ready for a new family to make it their own.



- Semi-detached house in generous corner plot
- Exceptional scope for reconfiguration or enlargement subject to PP
 - Good size gardens
- Generous driveway and garage plus timber storage sheds
- Three bedrooms and first floor shower room
 - Unusually spacious ground floor layout

Guide Price **£275,000**

Freehold

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THE PROPERTY

Located on a leafy avenue on the outskirts of town, this well-rounded family home offers excellent potential for buyers looking to make a property their own. Conveniently positioned within easy reach of the reservoir, nature reserve, and the town centre's amenities, it also enjoys the privacy and tranquillity of a cul-de-sac setting away from through traffic.

With significant scope for future enhancement, including the possibility of extension (subject to the necessary planning permissions and consents), the property provides generous space both inside and out. The sizeable plot offers plenty of room to realise your ambitions while still retaining ample garden space and off-road parking.

ACCOMMODATION

The traditional entrance hall features a useful understairs storage cupboard and leads into an exceptionally spacious living room to one side. Typical of the era, large windows flood the room with natural light. Originally designed as a dual-aspect open-plan lounge and dining area, the layout appears to have been extended in the past to include a separate reception room accessed via an archway. Currently used as a dining room, this versatile space would also work well as a family room, playroom, or home office. To the rear, sliding doors open into a conservatory overlooking the garden.

The kitchen is well-proportioned and has been enlarged through the incorporation of the former outhouses at the rear creating

additional space for a freestanding fridge freezer and extra storage. It is fitted with a range of units, together with a gas hob and electric oven. The property offers excellent potential for reconfiguration, whether by creating a striking open-plan kitchen and living area to suit the recent trend for open-plan spaces or by adding an extension spanning the rear of the house (subject to the necessary permissions), there are plenty of possibilities.

Upstairs, there are three generously sized bedrooms. The principal bedroom enjoys a dual-aspect outlook with attractive views across the town and towards the surrounding countryside to the south and west. The accommodation is completed by a well-appointed shower room serving all three bedrooms.

OUTSIDE

The generous corner plot gardens extend to the front, side and rear of the house, offering plenty of scope to create an outdoor space that suits your lifestyle. Beyond the recently installed picket fencing, the double driveway provides plenty of parking whilst one side also provides access to the attached single garage with up and over door. There is also a useful timber shed. The garden was significantly overgrown when the current vendors took ownership and they have done a great deal of manual clearing to allow the garden to be a usable space once more, ready to hand over the baton for a new owner's designs.

SITUATION

Lyddons Mead is an attractive tree-lined avenue towards the eastern outskirts of the town within walking distance of the local

reservoir and nature reserve. This area of South Somerset lies within easy reach of the lovely Jurassic coastline, with historic seaside towns such as Lyme Regis within 30 minutes' drive. Excellent road links such as the A30 and A358 (which in turn connects to the M5 and A303). Chard has plenty to offer including a well-respected Independent school, recently developed leisure centre / swimming pool, high street banks, independent shops, three supermarkets and B&Q store.

DIRECTIONS

What3words/////shock.hush.sapping

SERVICES

Mains electricity, gas, water and drainage are connected.

Ultrafast broadband is available. There is mobile coverage at the property - please refer to Ofcom's website for further information.

MATERIAL INFORMATION

Somerset Council Tax Band C

As is common, the garage roof panels are likely to contain asbestos. Buyers should be mindful of the correct safety measures and methods of disposal should they choose to make changes.



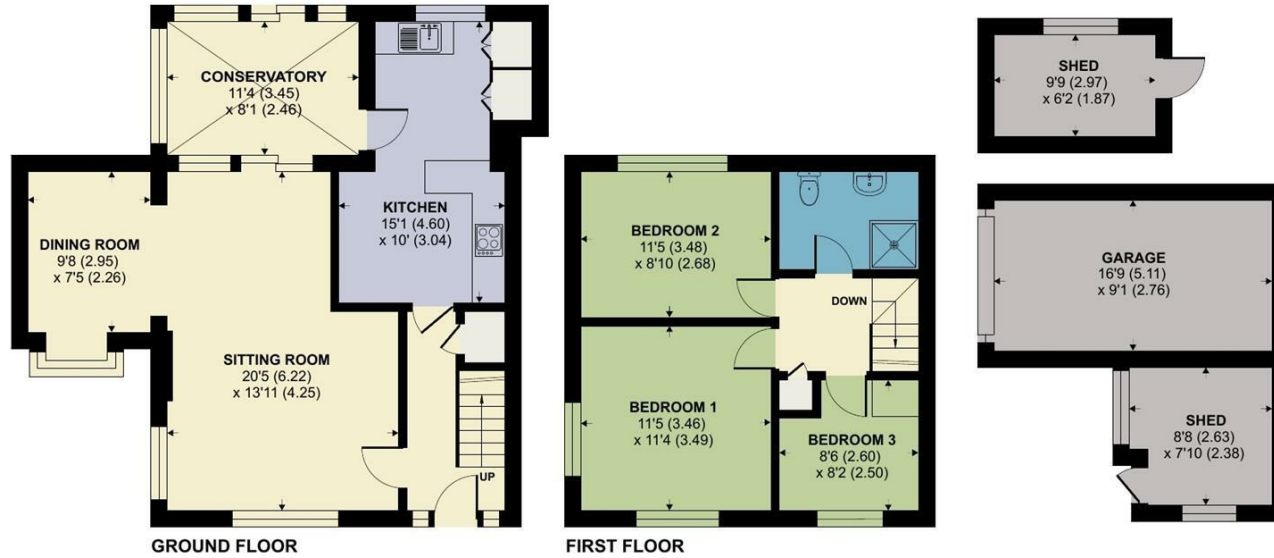
Energy Efficiency Rating		Current	Potential
The energy efficiency of a building is measured on a scale from A (most efficient) to G (least efficient).			
Band	Score	67	77
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Minimum energy efficiency standard (MEES) for England & Wales			
		EPC Rating	2020/11/15



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Approximate Area = 1111 sq ft / 103.2 sq m
 Garage = 152 sq ft / 14.1 sq m
 Outbuildings = 128 sq ft / 11.8 sq m
 Total = 1391 sq ft / 129.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Symonds & Sampson. REF: 1479605



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