

Symonds
& Sampson

25 Honeycomb Vale

Crimchard, Chard, Somerset

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Crimchard
Chard
Somerset TA20 1GS

A smart and stylish modern home, located in a nearly-new development right on the northern edge of town and close to open countryside.



- End of terrace house in nearly-new development
- Edge of town location near to countryside, footpaths and pretty villages
 - Handy for town centre facilities
 - Two double bedrooms
- Landscaped rear garden, allocated parking
 - Remainder of NHBC warranty

Guide Price **£225,000**

Freehold

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THE PROPERTY

Immaculately presented throughout, this attractive "nearly new" home would make an ideal first or second purchase and could equally appeal to those looking to downsize to a more manageable property. Offering two double bedrooms and a delightful garden, it has much to offer anyone seeking a low-maintenance home that can simply be moved straight into and enjoyed from day one.

ACCOMMODATION

An initial entrance porch opens into an open plan sitting room, flooded with natural light from the south. Beyond a door opens into a sizeable downstairs cloakroom, attractively fitted and with room to create hanging space for coats if you wish. Everything about this house is beautifully maintained and the kitchen is no exception. The smart white units incorporate a gas hob, and electric oven and space for a washing machine. French doors and full length windows over look the rear garden and help to bring the "outside in" throughout the year. The useful understairs area includes further storage space and the current owners also use it to house their tumble dryer. On the first floor is a well appointed bathroom with contemporart white suite including a shower over the bath, all finished with smart marble effect tiling. There are two double bedrooms which are both a surprisingly good size.

OUTSIDE

To the rear, a delightful garden has been thoughtfully landscaped and planted by the current owners, featuring a small lawn, a sleeper-edged gravel seating area ideal for a bistro set, and a timber garden shed. The chosen trees and shrubs have matured,

creating a more established and attractive setting than is often found with a new or nearly new home. A useful private gate provides access to the shared side vehicular access and leads to the allocated parking area, which comprises two tandem parking spaces positioned one behind the other.

SITUATION

This nearly-new development is situated under three quarters of a mile from Chard High Street and yet close to open countryside and local footpaths. Chard is a historic market town with a good mix of local independent stores, large supermarkets and B&Q store. Chard also has a good variety of schools, both state schools and the historic Chard Independent School.

It has excellent road links via the A30 which travels east to Crewkerne and Yeovil and west towards Exeter, and the A358 which travels north towards Taunton and the M5 or south towards the Jurassic coast (c.30 minutes drive). There are main-line stations at Axminster, Crewkerne (Waterloo) and Taunton (Paddington).

Just a short distance away, are the lovely villages of Wadeford and Combe St Nicholas with a range of village facilities, set in lovely countryside not far from the Blackdown Hills. The local garden centre at Cuttifords Door also has a lovely cafe / tea rooms.

DIRECTIONS

What3words/////treble.golden.additives

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

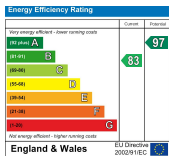
Somerset Council Tax Band B

As the development is not yet complete, we understand there is no service charge currently payable. However, we understand this will be place once the development is finished in order for any communal elements to be managed and maintained.

Further development is planned to the north of the current development reference 18/04057/OUT and 26/00819/REM details of which can be found on the Somerset Council planning portal.

There may be CCTV or similar recording devices working at the time of any viewings.

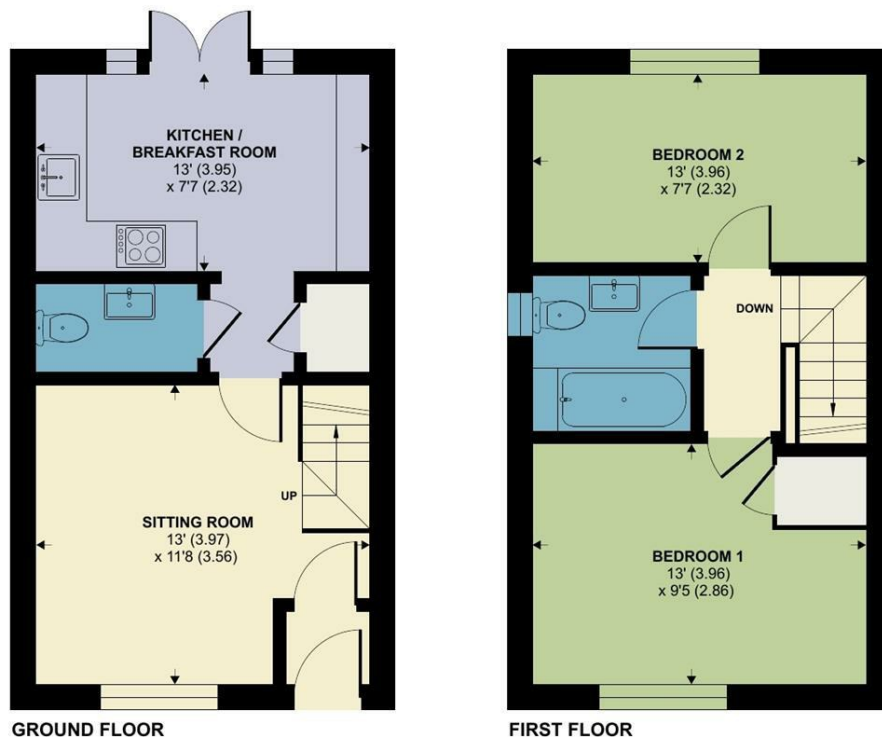




Honeycomb Vale, Chard

Approximate Area = 620 sq ft / 57.5 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). © nitchcom 2026. Produced for Symonds & Sampson. REF: 1485505



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