

Symonds
& Sampson

9 Bobbin Lane
Crimchard, Chard, Somerset

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Crimchard
Chard
Somerset TA20 1GX

Combining convenience with a peaceful edge-of-town setting, this attractive modern home forms part of a "nearly new" development on the outskirts of the town, enjoying close proximity to open countryside and a surprisingly tranquil, semi-rural atmosphere.



- End of terrace home with a semi-rural feel
- Edge of town location, still handy for facilities
- Two allocated parking spaces immediately adjacent
 - Sunny, south-westerly facing rear garden
 - Remainder of NHBC warranty

Guide Price **£275,000**

Freehold

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THE PROPERTY

The current owners have simply loved living here, having all the benefit of a nearly-new home but feeling like you are tucked away from the hustle and bustle of a busy town setting, well away from busy traffic. Offering all the benefits of a nearly new home you might expect, it's well-presented and ready for a new owner to simply move straight in.

ACCOMMODATION

An entrance porch provides a practical space for coats and shoes, with a convenient downstairs cloakroom positioned to one side. The L-shaped living room feels particularly spacious and inviting, with the staircase rising to the first floor adding character and definition to the room. Spanning the rear of the property is a lovely kitchen/dining room with an understairs cupboard in one corner, currently utilised by the vendors to house a tumble dryer. There is ample space for a dining table, making it ideal for everyday family meals and entertaining alike. French doors open directly onto the rear garden, allowing plenty of natural light to flood the room. The contemporary white gloss kitchen is fitted with a range of integrated appliances including a slimline dishwasher, gas hob, electric oven and fridge freezer, together with space for a washing machine.

On the first floor, the landing benefits from a useful over-stairs storage cupboard. The accommodation comprises three bedrooms, including an attractive principal bedroom complete with a stylish en suite shower room featuring a generous shower enclosure. Both the principal and third bedrooms enjoy pleasant views towards the

surrounding countryside, with the third bedroom currently serving as a home office. The second bedroom is another comfortable double room overlooking the rear garden. Completing the accommodation is a well-appointed family bathroom finished in neutral tones and fitted with a modern white suite comprising a bath with shower over and glazed screen.

OUTSIDE

Located immediately to the front of the house are two allocated parking spaces, side by side. A gateway to one side provides access to the rear garden, which enjoys a sunny aspect and is laid to lawn and paving, with a handy timber shed for storage. There is also an outside tap.

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/////prospers.waters.armrests

SERVICES

Mains electricity, gas, water and drainage are connected.

Ultrafast broadband is available. There is mobile coverage in the area, 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.



Energy Efficiency Rating	
Very energy efficient - lower running costs	
100-120 kWh/m ² A	
80-100 kWh/m ² B	
60-80 kWh/m ² C	
40-60 kWh/m ² D	
20-40 kWh/m ² E	
10-20 kWh/m ² F	
0-10 kWh/m ² G	
Below 10 kWh/m ² (unusually low)	
England & Wales	EU Directive 2002/91/EC

Bobbin Lane, Chard

Approximate Area = 822 sq ft / 76.3 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: 1488910



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