





## GESUDA, STREET ASH COMBE ST NICHOLAS CHARD TA20 3JA

5 bedrooms  
3 reception rooms  
2 bathrooms  
Extensive plot with outbuildings

### DESCRIPTION

Currently configured as two separate living spaces, this large detached dormer bungalow provides flexible accommodation which is in need of updating. The existing layout provides a single storey residence providing two reception rooms and two double bedrooms together with a kitchen/breakfast room and a bathroom. An interlinking door connects through to the second area which provides two storey accommodation comprising a large reception room, a kitchen, utility, two/three bedrooms and bathroom.

### OUTSIDE

The property is set back from the road and approached through a 5 bar gate onto a large front garden with ample parking. There is a garage in a poor state of repair and a garden to the rear. The residential element extends to 0.72 acres (0.29 hectares).

The property includes paddocks as follows:

- Running up towards the local road, a pasture paddock extending to 3.28 acres (1.33 hectares). The paddock has previously been fenced as two paddocks; the fencing and gates are deteriorating. Access from the residential property and the local council road.
- Across the local road there is another small grass paddock extending to 0.82 acres (0.33 hectares), access off the local council road.

Situated to the southwest of the property there is a complex of concrete block stables and a workshop which has fallen into disrepair. There is a pole barn with tin sides and roof to the south of the paddock. A large pole barn which has been condemned has a pole stanchion in the middle that is not in the ground securely and rotten.

## A LARGE DETACHED 5 BEDROOM BUNGALOW IN NEED OF UPDATING WITH GARDENS, PADDOCKS AND OUTBUILDINGS, IN ALL EXTENDING TO APPROXIMATELY 4.8 ACRES





Enjoying excellent access to the A303 and surrounding districts, Gesuda occupies a delightful rural position, lying in the undulating countryside of South Somerset, on the edge of the Blackdown Hills, an Area of Outstanding Natural Beauty. It is situated within the parish of Combe St Nicholas, whilst the town of Chard is c.5 miles distant with a useful range of everyday shopping, banking and scholastic facilities. The historic town of Honiton lies c.11.5 miles to the southwest and provides rail links to London. Despite its rural position, the property enjoys easy access to the M5 (J25) and mainline rail connections in Taunton. To the south lies the Jurassic Coast, a World Heritage Site, with pretty coastal towns such as Lyme Regis & Sidmouth.

## ADDITIONAL INFORMATION

**Viewing:** Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

**Directions: TA20 3JA**

Tenure: Freehold

Mains electric and water. Septic tank drainage.

Oil fired central heating.

According to Ofcom, mobile coverage is likely both indoor & outdoor. Broadband is limited to 14mbps download speed.

National Highways (NH) drainage assets are believed to lie on or under this property. NH will apply a restriction on the entire property preventing future buyers from affecting or connecting to existing conduits. For open ditches, NH will use statutory powers under the Highways Act and Water Industry Act to conduct necessary works. Rights of access for inspection, maintenance, excavation, repair, or replacement will also be included.

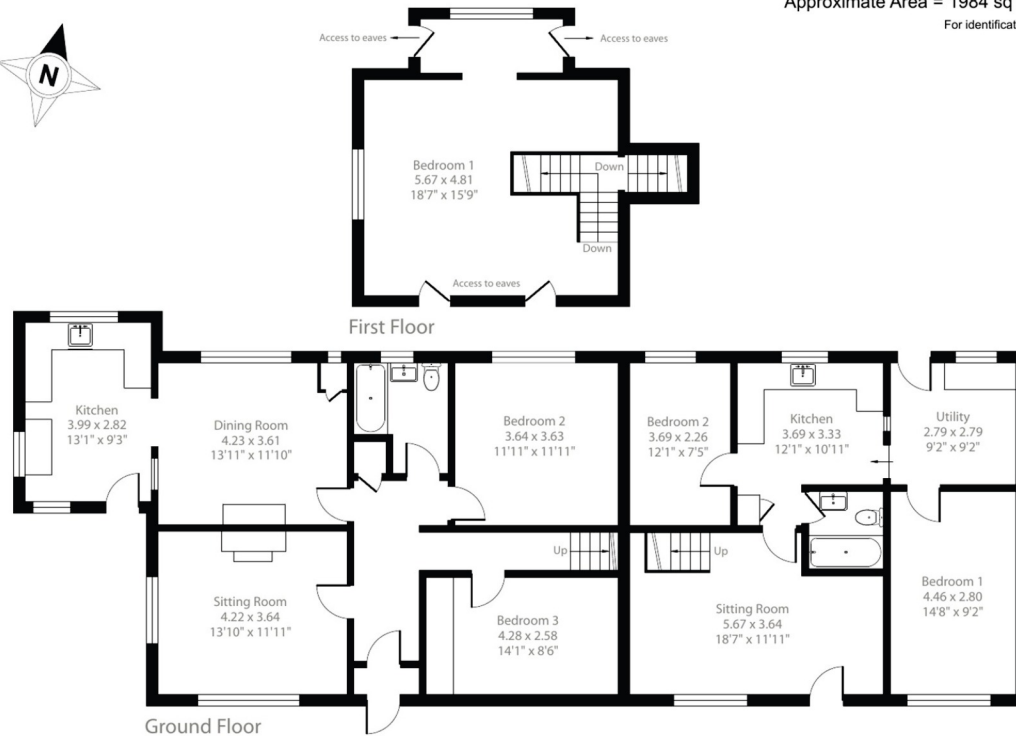




## Gesuda, Street Ash, Combe St. Nicholas, Chard, TA20

Approximate Area = 1984 sq ft / 184.3 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). © nkhcom 2024. Produced for Carter Jonas. REF: 1225130



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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