



DERBYSHIRE'S
— *Estate Agents* —

6 Ostlers Yard, Fore Street, Chard, TA20 1PS

A two bedroom cottage located just off of the town centre offered to the market with no onward chain. Accommodation comprises entrance hallway, lounge/diner, fitted kitchen, first floor landing, two bedrooms and bathroom. Small outside courtyard area to the front aspect.

Entrance Hallway
Double glazed front entrance door, radiator, under stairs storage cupboard and stairs rising to first floor.

Lounge/Diner
4.94m x 2.68m
Double glazed window to the front aspect and radiator.

Kitchen
4.94m x 1.69m
Fitted with a range of matching units and adjoining work top preparation surface and inset sink and drainer with mixer tap over complemented by tiled splash backs. Fitted oven and hob with cooker hood over, washing machine and dishwasher. Appliance space for fridge/freezer.

First Floor Landing
Skylight, radiator and built in airing cupboard housing gas central heating boiler.

Bedroom One
4.27m x 2.87m
Double glazed window, radiator and loft access.

Bedroom Two
3.14m x 2.35m
Double glazed window and radiator.

Bathroom
Benefiting a three piece suite consisting of a panelled bath, pedestal wash hand basin and low level W.C. Ceramic tiled splash backs and sky light.

Outside
The property is approached by a shared pedestrian pathway with a small outside area to the front of the cottage. There is also a communal storage shed at the far end of the cottages.

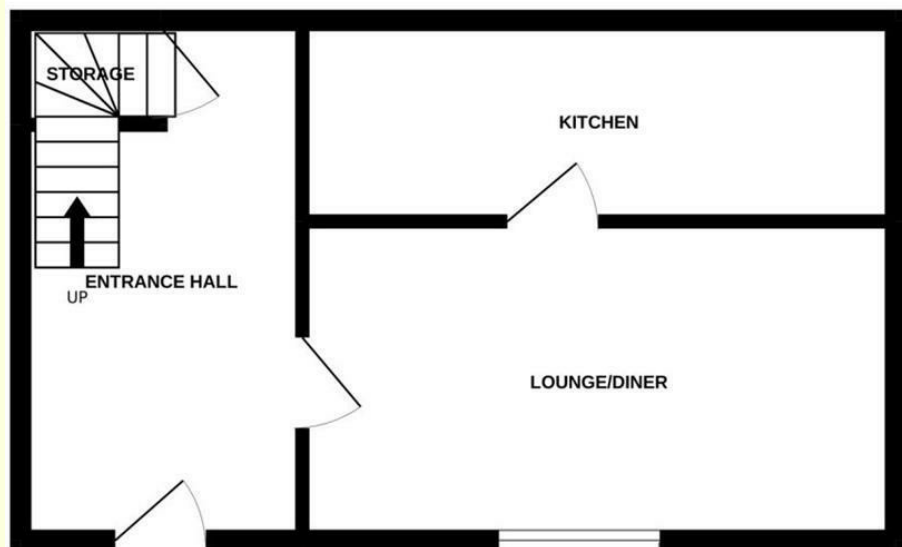
**Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. **



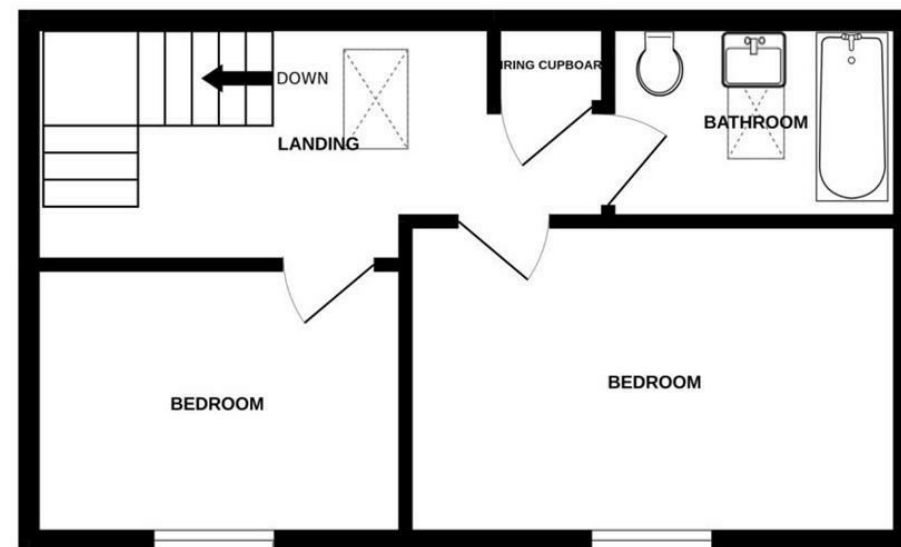
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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£145,000

GROUND FLOOR
345 sq.ft. (32.0 sq.m.) approx.



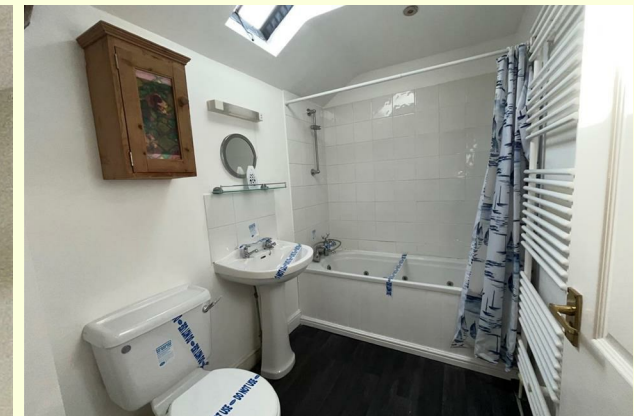
1ST FLOOR
345 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 690 sq.ft. (64.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Directions -

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