

DERBYSHIRE'S

Lettings Department

Shepherds Lane, Chard

£435,000



The property is situated off a small lane on the western edge of Chard in a lovely tucked away position. Chard is a market town, well served with a wide range of amenities including major supermarkets and a B&Q store, smaller retailers, banks, and hospital (No A&E). Just up the A30 there is Windwhistle Golf Club, and the Warner leisure hotel at Cricket St Thomas offers a range of leisure facilities including gym and swimming pool to members. The County Town of Taunton is just 14 miles to the North. The smaller market towns of Ilminster, Crewkerne and Axminster lie within 10 -15 minutes drive too, and Crewkerne has a Waitrose supermarket as well as a mainline station (London – Waterloo). The World Heritage Jurassic Coast lies to the south, with Lyme Regis just an easy drive away.

Chard offers a Library, museum (Chard is the home of powered flight), 2 doctors' surgeries, dentists, opticians, post office, banks, pharmacies offering prescription management services, pubs, cafes, restaurants and many takeaways, hospital, recycling centre, Bowls club, swimming pool and leisure centre, several private gyms offering fitness classes and yoga, large Tesco with free-parking, Sainsburys and Lidl, garage services, gift shops, bookshop and bakery, attractive high street, nature reserve and lake, very popular Barley Mow farm shop, cafe and maize maze at the top of Snowdon Hill, set amidst stunning Somerset countryside with easy access to wonderful walking in the Quantocks and Blackdown Hills as well as easy access to Jurassic Coast including Lyme Regis. Most amenities are within easy reach of the property. Impressive annual carnival. Axminster also has a main-line station.

- Three Bedrooms
- Detached Bungalow
- Individually Designed
 - Garage
 - Private Garden
 - Well Presented
 - Utility Room
 - Modern Kitchen
 - Ensuite to Master
 - Home Office

Tel : 01460 63600

www.derbyshires.net

TO MAKE AN APPLICATION:

We aim to turnaround applications the same day wherever possible. **In order to do this we need the following from EACH applicant:**

1. A completed and signed application form which can be downloaded from our website. We can e-mail this to you on request or collected from our office.
2. Proof of ID. This needs to be in the form of photo ID such as passport, driving licence, shot gun certificate, EU identity card or similar government issued document.
3. A utility bill/mortgage statement/house or car insurance policy/council tax bill addressed to you at your current property and less than 3 months old.
4. Last 3 months payslips.
5. Last 3 months bank statements .

The above should be e-mailed to admin@derbyshires.net

ONCE YOUR APPLICATION HAS BEEN ACCEPTED:

We require a non-refundable deposit of one weeks rent in order to reserve the property. This payment will form part of the total deposit for the property which will, in total, be equivalent to 5 weeks rent. Your deposit will be held by The Deposit Protection Service until the end of your tenancy.

Please note that Derbyshires operate a fully compliant and insured client account, insured under the Propertymark Client Money Protection Scheme (ref no C0127820).

Derbyshires Estate Agents are members of the Association of Rental & Letting Agents and The Property Ombudsman Scheme and adhere to their codes of practice which are available upon request.

To download an **APPLICATION FORM** please visit derbyshires.net/tenant-information or scan this **QR CODE**



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