



DERBYSHIRE'S
— *Village and Country* —

8 Fore Street, Tatworth, TA20 2SW

Beautifully Presented 2-Bedroom First Floor Flat – Tatworth Village, Chard, Somerset

This recently redecorated 2-bedroom first floor flat, set within a charming converted property, offers stylish and comfortable living in the heart of sought-after Tatworth village. Ideal for first-time buyers, investors, or those looking to downsize, the home is move-in ready.

Step inside to discover a bright and airy open-plan kitchen, dining, and lounge area, perfect for modern living and entertaining. The property also benefits from a contemporary white bathroom suite, a handy storage cupboard, and two well-proportioned bedrooms.

Externally, the property boasts driveway parking and an EV charging point—a valuable feature for environmentally conscious buyers. Located within an excellent infant school catchment area, the property is ideal for young families looking to settle in a welcoming village community.

Ownership comes with a share of freehold, and the current 85-year lease is in the process of being extended to 999 years by the current owners, offering long-term security and peace of mind. Don't miss this opportunity to secure a beautifully maintained home in a peaceful Somerset village with great local amenities and transport links nearby.



- Two Double Bedrooms
- Driveway Parking
- Private front door/entrance
- Spacious accommodation
- Tatworth primary school catchment
- Share of Freehold

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	71 74		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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£135,000

ENTRANCE HALL

4'9" x 4'7" max (1.46 x 1.41 max)



With door to the side aspect, electric metre and fuse box, mains switch to external EV Charging point and stairs leading to the first floor accomodation.

FIRST FLOOR LANDING

6'7" max x 4'10" max (2.03 max x 1.48 max)



Radiator, doors to bathroom, bedroom 2, kitchen/lounge/dining room and storage cupboard.

KITCHEN / LOUNGE / DINING ROOM

22'0" max x 15'3" max (6.72 max x 4.67 max)



Open plan living space comprising kitchen area, space for dining area and lounge area. Double glazed window to the side aspect, radiator and door to bedroom 2. There are original beams with partially restricted head height to one side of this room.

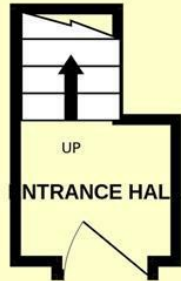
BEDROOM 2

10'0" x 9'6" (3.07 x 2.91)

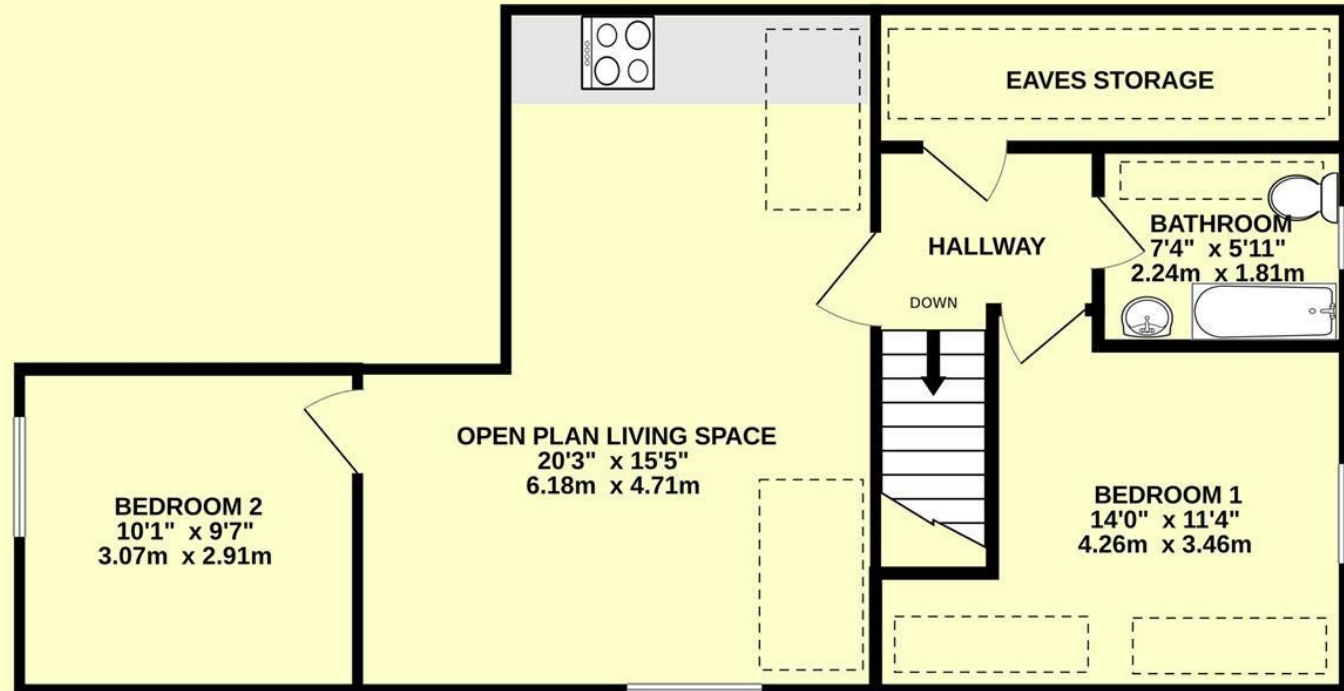


Double glazed window to the front aspect, radiator.

GROUND FLOOR
31 sq.ft. (2.9 sq.m.) approx.



1ST FLOOR
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 678 sq.ft. (63.0 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 -

From Chard town centre follow A358 towards Axminster. Turn left onto Waterlake Road and continue onto Fore Street. The property can be found on your left hand side indicated by a Derbyshire's For Sale Board





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