



DERBYSHIRE'S
— *Estate Agents* —

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

A charming two double bedroom end of terrace cottage tucked away just off the High Street, this delightful cottage offers characterful living in a highly convenient location.

The property features a welcoming open plan ground floor accommodation comprising fitted kitchen, dining and sitting room with doors opening onto a private and enclosed courtyard garden ideal for entertaining or alfresco dining. Upstairs there are two well proportioned double bedrooms, a main bathroom and en-suite shower room to the master providing ideal accommodation for a couple, small family, or those seeking a charming market town retreat.

The cottage benefits from its close proximity to local shops, cafes and amenities as well having a blend of period charm and everyday practicality and would make an ideal first time home, downsizing option or investment opportunity in a sought after setting.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	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			
England & Wales	EU Directive 2002/91/EC		
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			
England & Wales	EU Directive 2002/91/EC		

- Charming Cottage
- Two double Bedrooms
- En-suite to Master
- End of Terrace
- Open plan Ground Floor Accomodation
- Chain Free
- Close to local shops, cafes and amenities
- Courtyard Garden

4 Ostlers Yard, Fore Street, Chard, TA20 1PS
£155,000

OPEN PLAN LIVING SPACE

19'8".131'2" max x 20'8" max (6..40 max x 6.32 max)

The ground floor comprises of an open plan living space and incorporates, kitchen, dining and sitting area. The kitchen and sitting area are separated by bare brick feature wall pillars. There are doors leading to a courtyard garden and stairs to the first floor.

FIRST FLOOR LANDING

Doors to bathroom and both bedrooms.

BEDROOM ONE

16'6" max x 10'4" max (5.03 max x 3.17 max)

Windows to the rear aspect and door to ensuite shower room.

EN-SUITE SHOWER ROOM

10'1" max x 3'10" max (3.08 max x 1.19 max)

Shower cubicle, low level WC and wash hand basin.

BEDROOM TWO

10'4" max x 9'9" max (3.15 max x 2.99 max)

Window to the front aspect.

BATHROOM

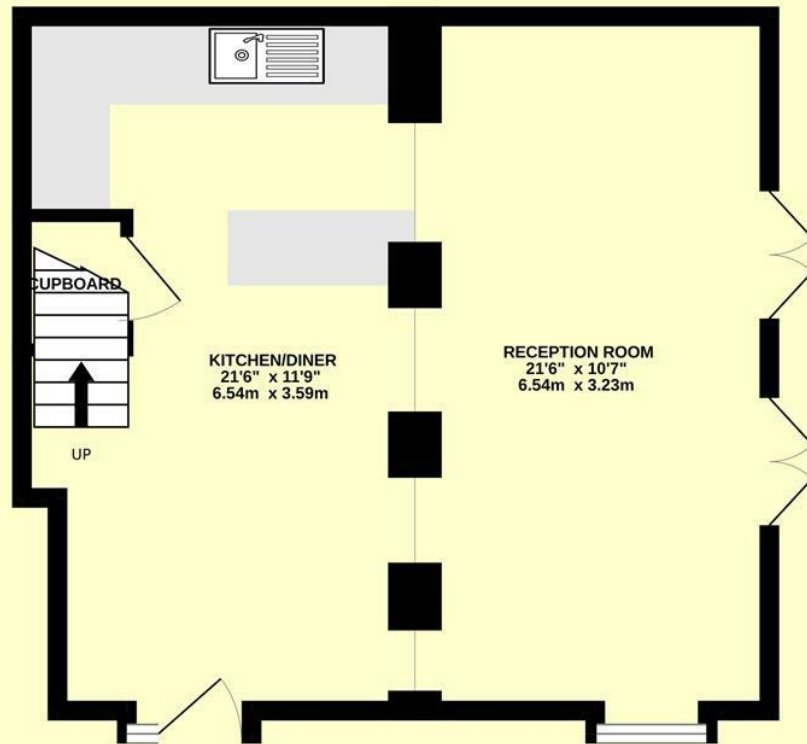
11'3" max x 5'5" max (3.45 max x 1.67 max)

Bath with shower attachment over, low level WC and wash hand basin.

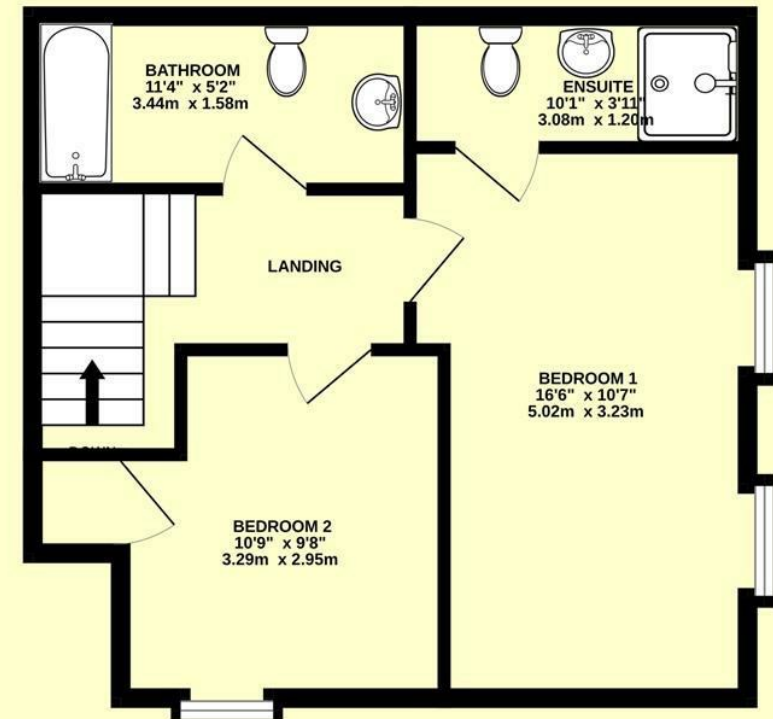
OUTSIDE

To the rear of the property there is an enclosed courtyard which wraps the rear and side of the property.

GROUND FLOOR



1ST FLOOR



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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