



DERBYSHIRE'S
— Estate Agents —

25 Fore Street, Chard, TA20 1PP

Prime Mixed-Use Property – Shop with 1-Bed Split-Level Flat Above
Fore Street, Chard

A fantastic opportunity to acquire a versatile mixed-use property conveniently located on the popular Fore Street, in the heart of Chard town centre. This well-presented building comprises a ground floor retail shop with basement storage and a newly refurbished one-bedroom split-level flat above – ideal for owner-occupation, investment, or dual income potential.

The Property

The property is entered via a shared entrance hall with separate internal doors providing access to both the shop and the flat.

Ground Floor (Shop Unit)

The retail area benefits from a prominent shopfront display window overlooking Fore Street, offering excellent visibility and footfall. Inside, the shop space is well-proportioned and includes a WC and access to a useful basement, ideal for storage or stock.

First & Second Floor Flat

Accessed via its own internal entrance, the split-level flat offers bright and modern accommodation throughout.

- First Floor: Stairs rise to a spacious lounge/dining room with large window overlooking Fore Street, and a newly fitted modern kitchen.
- Second Floor: A landing leads to a newly fitted bathroom and a good-sized double bedroom.

The flat has been recently refurbished, combining character features with a stylish modern finish, making it ready to move into or let immediately.



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	

- Mixed-use freehold property
 - Prime Fore Street position
- Retail shop with basement and WC
- Newly refurbished 1-bedroom flat above
 - Separate access to both units
- Ideal for investors or owner-occupiers

25 Fore Street, Chard, TA20 1PP
£190,000

PRIME MIXED-USE PROPERTY – SHOP WITH 1-BED SPLIT-L

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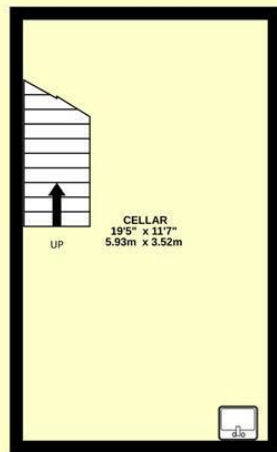
First & Second Floor Flat

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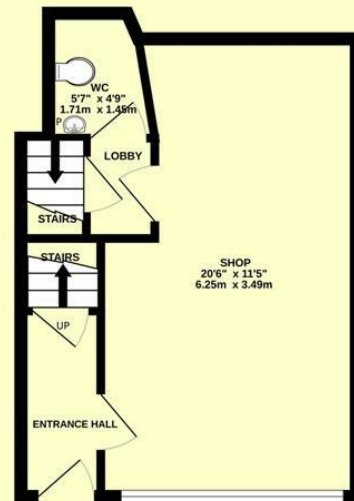
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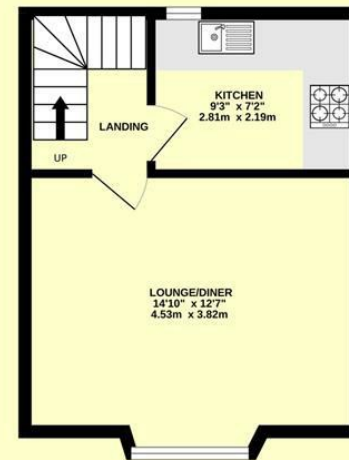
BASEMENT



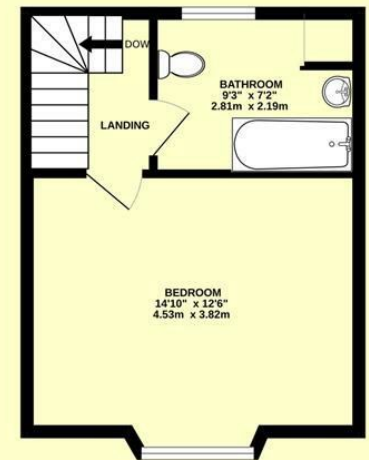
GROUND FLOOR



1ST FLOOR



2ND 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 -
The property is positioned to the left of Llyods Bank on Fore Street, Chard.



DERBYSHIRE'S
— *Estate Agents* —

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