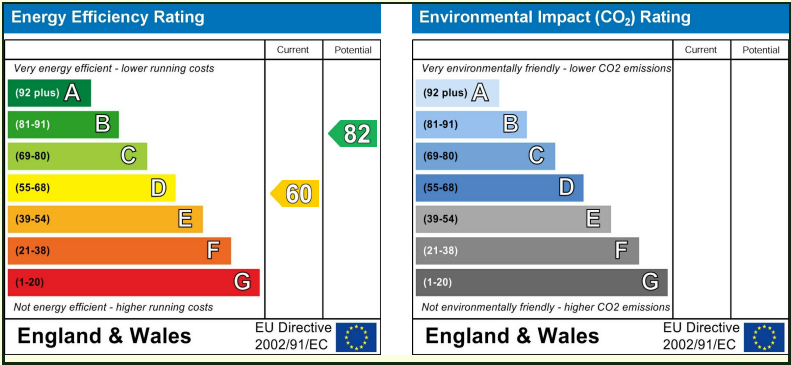




DERBYSHIRE'S
— *Village and Country* —

5 Ashcroft, Chard, TA20 2JH

PUBLIC NOTICE – The vendor has been in receipt of an offer of £250,000 subject to contract for the above property. Anyone wishing to place a higher offer must do so before legal exchange of contracts



- 3 Bedrooms
- Garage and Driveway
- No Chain
- 2 Reception Rooms
- Cloakroom + Shower Room
- First Time Buyer Opportunity

5 Ashcroft, Chard, TA20 2JH
Asking Price £250,000

ENTRANCE PORCH

4'10" max x 4'0" max (1.49 max x 1.22 max)

Double glazed door and windows leading to;

ENTRANCE HALL

16'0" max x 5'11" max (4.88 max x 1.82 max)

Stairs to the first floor and doors to sitting room, kitchen and WC.

SITTING ROOM

13'10" max x 11'8" max (4.24 max x 3.57 max)

Double glazed window to the front aspect, fireplace.

WC

6'5" max x 2'5" max (1.97 max x 0.76 max)

Low level WC and wash hand basin.

KITCHEN/BREAKFAST ROOM

18'1" max x 7'10" max (5.52 max x 2.39 max)

Window and door to the 2nd reception room. The kitchen comprises base and wall level units, stainless steel sink drainer, space for white goods and space for table and chairs.

RECEPTION TWO

16'10" max x 11'11" max (5.14 max x 3.65 max)

Double aspect with double glazed windows to the rear and side aspect, double glazed door to the rear garden.

GARAGE

22'7" max x 11'0" max (6.89 max x 3.37 max)

Double glazed door to the rear aspect and up and over garage door to the front aspect. The garage is well proportioned and gives additional space for workshop / utility space. The boiler is located within the garage.

FIRST FLOOR LANDING

7'10" max x 7'3" max (2.41 max x 2.23 max)

Doors to all first floor rooms, loft hatch, airing cupboard and stairs to the ground floor.

SHOWER ROOM

7'9" max x 6'2" max (2.38 max x 1.88 max)

Double glazed window to the rear aspect, low level WC, Vanity wash hand basin, walk in corner shower cubicle with electric shower.

BEDROOM TWO

9'10" max x 10'1" max (3.02 max x 3.08 max)

Double glazed window to the rear aspect, fitted wardrobe with sliding doors.

BEDROOM ONE

11'9" max x 9'10" max (3.59 max x 3.01 max)

Double glazed window to the front aspect, fitted wardrobe and dressing table space.

BEDROOM THREE

7'10" max x 7'10" max (2.41 max x 2.41 max)

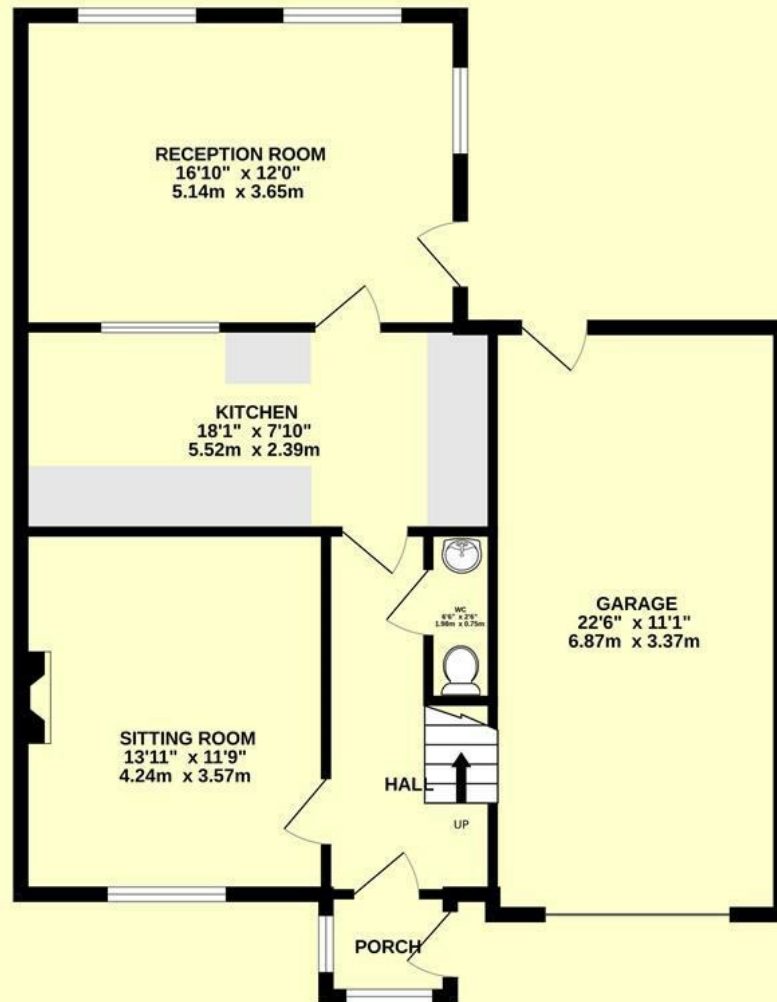
Double glazed window to the front aspect, built in cupboard and fitted wardrobe.

OUTSIDE

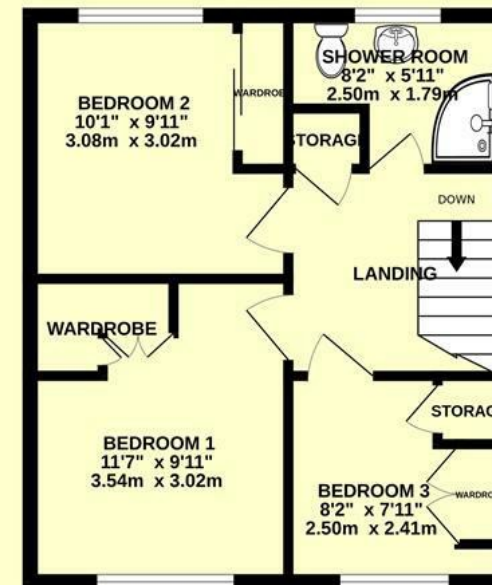
To the front there is a driveway leading to the garage and entrance porch, a lawned front garden partially enclosed by hedgerow and low wall.

To the rear there is an enclosed rear garden mainly laid to lawn with a paved patio and pathway leading to a timber shed. There is a pedestrian door to the garage and reception room two.

GROUND FLOOR
861 sq.ft. (79.9 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 1254 sq.ft. (116.5 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.

Made with Metropix ©2025



Directions -





DERBYSHIRE'S
— *Village and Country* —

11, High Street, Chard, Somerset, TA20 1QF
www.derbyshires.net 01460 63600