



13b Fore Street, Chard, Somerset TA20 1PH

A spacious 3 storey apartment in the heart of the town.

A303 5 Miles

- Two Reception Rooms • Store Room • Kitchen • Bathroom • Three Bedrooms • Suit Professional(s) • 6/12 months • Deposit: £800 • Council Tax Band: B • Tenant Fees Apply

£725 Per Calendar Month

01404 42553 | rentals.honiton@stags.co.uk



DESCRIPTION

This historic property is part of the former Waterloo House and Manor Court House, a Grade II listed building, which is thought to date from the Late C16/early C17.

ACCOMMODATION INCLUDES

Set through the cast iron gates to the side (which also provides access to other properties), there is a private entrance door on the ground floor in to.

ENTRANCE HALL

Newly painted floor, stairs to the first floor with storage below, door to small storage area.

Door to:

STORE ROOM

With power and light

STAIRS AND LANDING

Stairs rising to landing with fitted carpet and doors to:

OFFICE / BEDROOM THREE

Large single or ideal home office with fitted carpet.

BATHROOM

White suite comprising bath with shower over, low level WC, pedestal wash hand basin, mirror over and vinyl floor.

KITCHEN

Comprising range of fitted wall, base and drawer units, worksurface with inset stainless steel sink units, space for freestanding electric oven, plumbing for automatic washing machine and vinyl floor..

SITTING ROOM

With television aerial point, night storage heater and fitted carpet.

DINING / SITTING ROOM

With bay window to the front, night storage heater, storage cupboard and fitted carpet.

STAIRS TO LANDING

Stairs to second floor with carpet and doors to:

BEDROOM ONE

Double with night storage heater and fitted carpet.

BEDROOM TWO

Double with night storage heater and fitted carpet.

OUTSIDE

The property is approached directly off the street through a wrought iron gate and archway leading to rear communal and shared yard with door to 13B.

Please note that there is no allocated outside space or parking.

SERVICES

Mains electric, water and drainage. Council Tax Band: B
EPC Band: E

SITUATION

Located in the heart of Chard this unique freehold investment property includes a ground floor shop, and a 3 bedroom

maisonette with private entrance.

Chard provides good range of local shops and services all within a very short walk of the property. The larger centres of Yeovil and Taunton are both about 30 minutes drive with the popular market towns of Honiton and Axminster also being close by.

DIRECTIONS

From Honiton on the A303 proceed east, bearing right onto the A30 towards Chard. On entering the town proceed down through the High Street and the property will be found in a short distance on the left-hand side, adjacent to an above Mortimers Bakery.

LETTING

The property is available to rent for a period of 12 months plus on a renewable assured shorthold tenancy, unfurnished and is available Immediately. RENT: £725 per calendar month exclusive of all charges. DEPOSIT: £800 returnable at end of tenancy subject to any deductions. All deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Usual references required. No Smokers/Pets/Children. Viewing strictly through the agents, Stags 01404 42553.

HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property. Clarification before arranging a viewing please contact the lettings office dealing with the property.

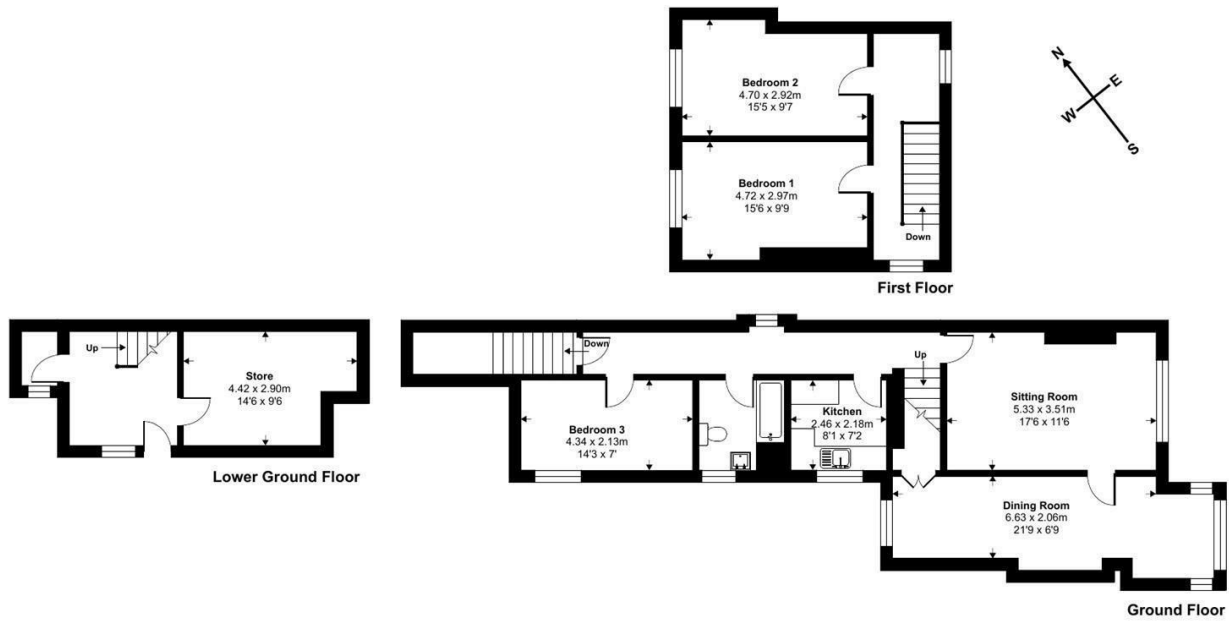
TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.



Approximate Area = 1493 sq ft / 138.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchcom 2023. Produced for Stags. REF: 1018098



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Energy Efficiency Rating		Current	Potential
The more energy efficient - lower running costs			
392 plus)	A		
131-391)	B		
69-130)	C		
35-68)	D		
19-34)	E	39	
1-18)	F		
0-17)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	