



2, Old Orchard



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Forton, Chard, TA20 2LX

A well-presented three-bedroom home, offering practical and well-balanced accommodation. Features include a spacious sitting room, a newly fitted kitchen with garden access, and a private south-facing garden.

- Three bedrooms
- Spacious sitting room
- Doors leading to the garden
- Private south-facing garden
- Driveway parking
- Modernised bathroom
- Newly fitted kitchen
- Utility/boot room
- Double garage/workshop

Guide Price £365,000

SITUATION

Forton is a small rural village on the borders of Somerset, Devon and Dorset. Although less than 2 miles from Chard this is a thriving community with a variety of village activities. Chard itself offers a choice of major supermarkets, smaller retailers, banks, medical and leisure facilities whilst The County town of Taunton is just 16 miles to the North with an intercity rail link (London Paddington) and access to the M5 motorway.

Both Chard and Axminster offer a wide range of amenities and Axminster has the benefit of the main South Western Rail service, which runs from Exeter St David's to London Waterloo. There are several popular primary schools within easy reach and a wide choice of both independent and state secondary schools.

The World Heritage Jurassic Coast is about 15 miles to the South at Lyme Regis and other nearby places of interest include the historic house of Forde Abbey and National Trust lands at Lamberts Castle.



DESCRIPTION

This three bedroom property has been completely renovated and offers a well balanced accommodation suited to family living. The sitting room offers a comfortable setting for everyday relaxation . The kitchen has been recently fitted with a range of modern units, providing ample cupboard and worktop space. A lovely bright room with doors lead directly out to the garden. There are three bedrooms served by a modernised bathroom. A particularly useful addition is the large utility/boot room, offering practical storage and space for day-to-day use.

OUTSIDE

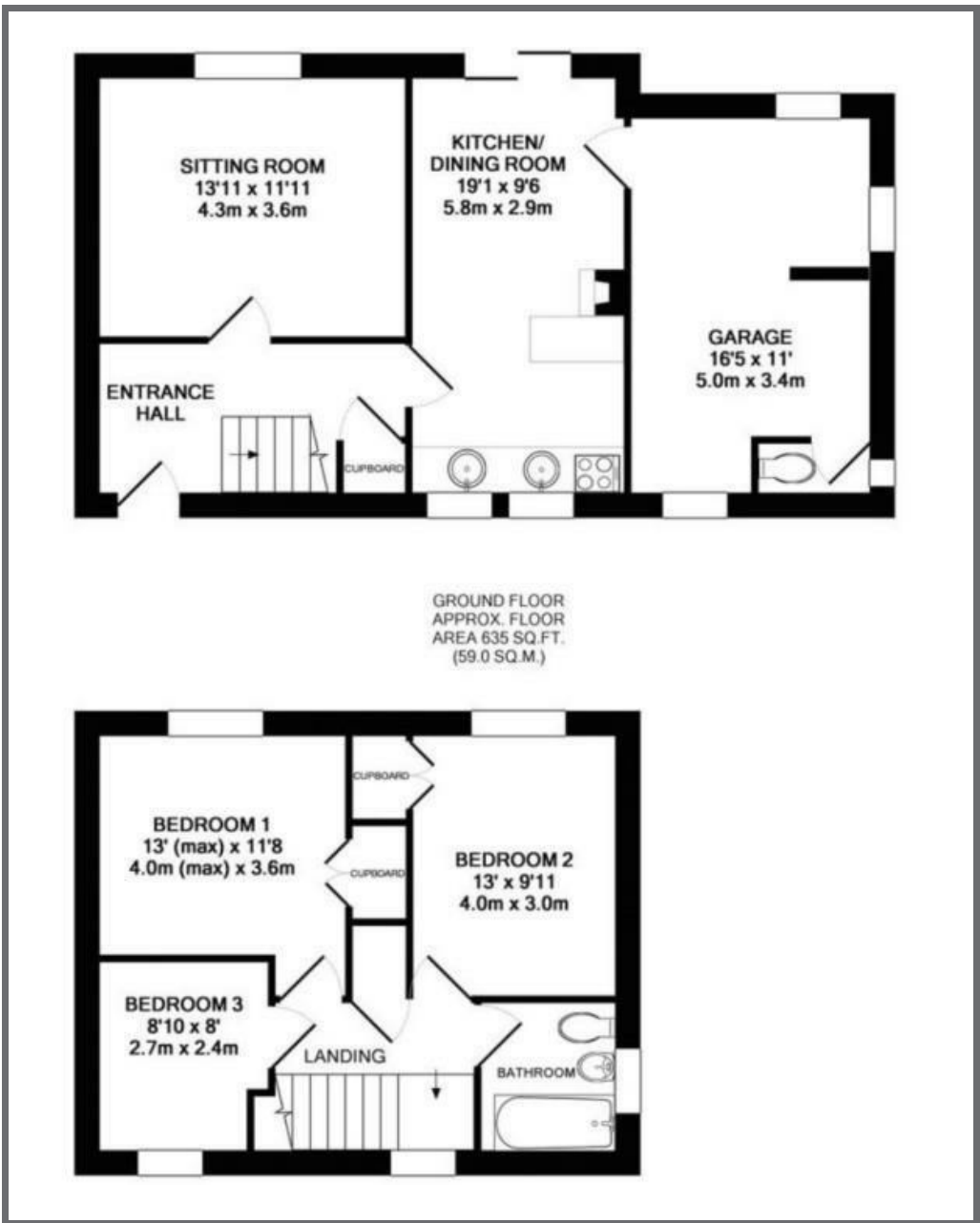
Outside, the property enjoys a private, south-facing garden that has been carefully landscaped and is well established, offering a good degree of privacy. A newly laid patio provides an ideal area for outdoor seating and entertaining. The garden is complemented by a range of useful sheds and a substantial 20 foot double garage/workshop, providing excellent storage and versatility. The property also benefits from an electric car charging port with a graveled driveway with the ability to fit 2 vehicles.

SERVICES

Main supply to the property. Gas central heating. Good outdoor mobile network, variable indoors. Standard broadband available. (Ofcom 2026)



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Energy Efficiency Rating		
Current	Potential	
Very energy efficient - lower running costs		
A (92 plus)	80	
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		56
F (21-38)		
G (1-20)		Not energy efficient - higher running costs
England & Wales		
EU Directive 2002/91/EC		

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