



DERBYSHIRE'S
— *Estate Agents* —

St. Margarets Cottage St. Margarets Lane,
South Chard, Chard, TA20 2RU

This is a must-see home for buyers seeking a characterful cottage in a sought-after village location, with the added advantages of immediate occupancy and no onward chain. Early viewing is highly recommended to fully appreciate the charm and setting of this delightful property.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

- Chain Free
- Two Bedrooms
- Two Reception Rooms
- Period Features
- Driveway Parking
- Village Location
- Move In Ready
- Courtyard Garden

St. Margarets Cottage St. Margarets Lane, South Chard, Chard, TA20 2RU
£285,000

A CHARMING TWO-BEDROOM PERIOD COTTAGE

A charming two-bedroom period cottage dating back to circa 1850, beautifully positioned in the heart of the ever-popular village of Tatworth. This delightful home effortlessly blends character features with comfortable, move-in-ready accommodation and is offered to the market chain free.

The property retains much of its original charm, including an open fire creating a cosy focal point in the sitting room.

Accommodation is well balanced and comprises two reception rooms, a fitted kitchen, and a first-floor bathroom.

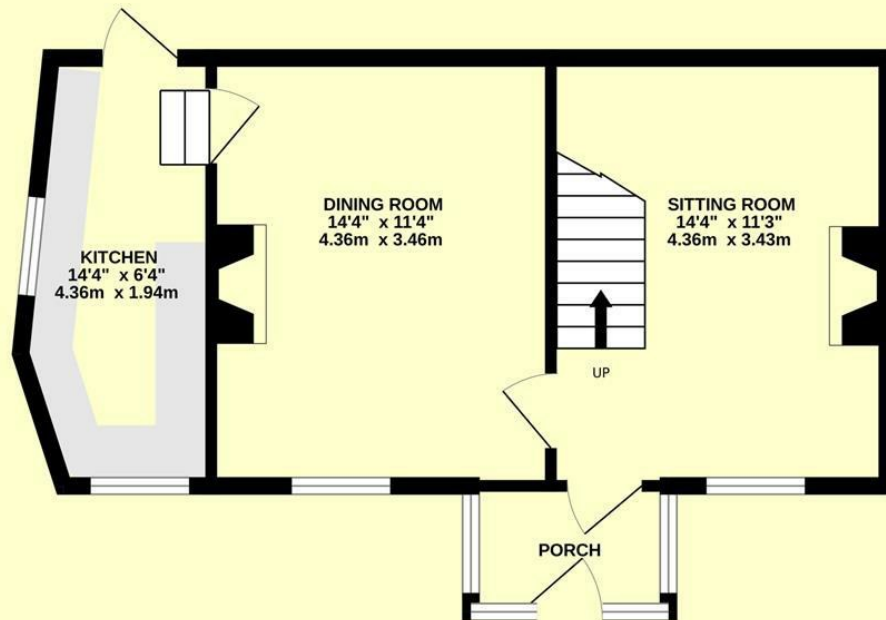
Upstairs, there are two generous double bedrooms, both filled with natural light and period appeal.

Externally, the cottage benefits from driveway parking to the front, a rare and valuable feature for a village property,

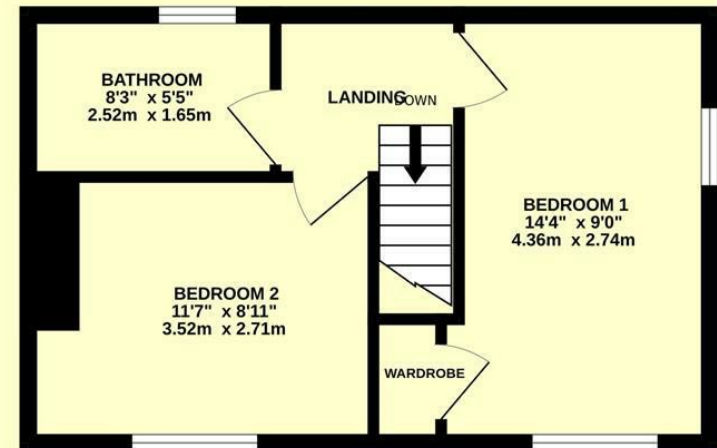
along with a private, low-maintenance courtyard garden to the rear—ideal for outdoor seating and entertaining.

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GROUND FLOOR
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR
318 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 740 sq.ft. (68.7 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.
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Directions -

From the Axminster Road turn into Waterlake Road and immediately right into School Lane. Proceed along School Lane just passed Tatworth Primary School where St Margarets Lane can be found on your right hand side.





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