



2, Old Orchard



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Forton, Chard, TA20 2LX

What 3 Words ///growl.playfully.chat

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
- Double doors leading to the garden
- Double garage/workshop
- Freehold
- Modernised bathroom
- Modern fitted kitchen
- Private south-facing garden
- Driveway parking with EV charger
- Council Tax Band B

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/diner has been fitted with a range of modern units, providing ample cupboard and worktop space with integrated appliances. The kitchen/diner leads into a particularly useful utility/boot room with adjoining downstairs cloakroom. On the first floor there are three bedrooms, two of which have built in wardrobes and a shelved linen cupboard can be found on the landing. The property is served by a modernised bathroom with a luxury overhead shower above the bath.

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 summerhouse, 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.

SERVICES

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



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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

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Approximate Area = 1136 sq ft / 105.5 sq m
 Outbuilding = 277 sq ft / 25.7 sq m
 Total = 1413 sq ft / 131.2 sq m
 For identification only - Not to scale

First Floor

- Bedroom 2: 3.98 x 3.58m (13'1" x 11'9")
- Bedroom 1: 4.01 x 3.02m (13'2" x 9'11")
- Bedroom 3: 2.71 x 2.42m (8'11" x 7'11")
- Bathroom
- Down staircase

Outbuilding 2

- Shed: 3.55 x 3.02m (11'8" x 9'11")

Ground Floor

- Sitting Room: 4.24 x 3.66m (13'11" x 12')
- Kitchen: 5.89 x 3.02m (19'4" x 9'11")
- Utility: 3.30 x 2.09m (10'10" x 6'10")
- Laundry: 3.30 x 2.73m (10'10" x 8'11")
- Up staircase

Outbuilding 1

- Workshop: 5.72 x 2.63m (18'9" x 8'8")

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1436700