



Ruby Villas, Post Office Lane, South Chard, Chard TA20 2PJ

welcome to

Ruby Villas, Post Office Lane, South Chard, Chard

Fox & Sons are delighted to bring to the market this charming semi-detached two-bedroom home, nestled in the very heart of the ever-popular village of Tatworth. Effortlessly combining character, warmth, and versatility, creating an inviting space that truly feels like home.

Front Of Property

Gravelled area for one vehicle with EV charging point, paved steps up to front door with outside light, paved path running along side of property allowing access to the rear courtyard

Entrance Hallway

Entered via wooden front door, feature ceiling beam, stairs rising to first floor, radiator, spotlights

Dining Room

Feature brick chimney breast, understairs storage, radiator, spotlights

Lounge

uPVC double glazed bay window to front aspect, feature brick chimney breast with log burner, spotlights

Kitchen

uPVC double glazed window to rear aspect, wooden stable door to rear aspect leading to courtyard, range of wall and base units with worktop over and tiled aspect, drainer sink, integrated electric oven with induction hob and cooker hood over, wall mounted boiler, space for freestanding fridge/freezer, washing machine and tumble dryer, ceiling light points

Landing

uPVC double glazed window to side aspect with views to hills beyond, doors leading to subsequent rooms, pull down ladder allowing access to loft space, radiator, spotlights

Master Bedroom

uPVC double glazed window to front aspect with views to hills beyond, feature brick chimney breast, radiator, spotlights

Bedroom Two

uPVC double glazed windows to rear aspect, radiator, spotlights

Bathroom

Roll top bath, walk in shower, hand wash basin, low level WC, part tiled walls, feature decorative flooring, heated towel rail, spotlights

Attic Room

Accessed via a pull-down ladder and enhanced by a skylight window to rear aspect - currently arranged as a home office/extra bedroom, feature ceiling beams, ceiling light point

Rear Garden

To the rear of the property lies a shared courtyard, leading through to a private, enclosed garden bordered by a combination of timber fencing and attractive stone walling. The garden is predominantly laid to lawn and thoughtfully arranged to include both patio and decked seating areas — ideal for outdoor dining and relaxing — alongside well-stocked plant beds featuring a variety of established plants and shrubs, providing colour and interest throughout the seasons.

A particular highlight is the fully insulated garden room, offering a versatile and inviting space perfect for use as a home office, studio, gym, or peaceful retreat.

Garden Room

Installed by 'Cosy Garden Rooms' - perfect as a stylish home office, creative studio, or private gym. Fully Insulated, timber framed with composite cladding accessed via uPVC double glazed sliding doors with uPVC double glazed window, spotlighting and range of power sockets





Location

Situated in Tatworth, on the Somerset/Devon boarder with easy access into the Towns of Chard and Axminster, both of which offer a host of local shops and eateries, along with larger supermarkets. Axminster has excellent transport links with the mainline train station running directly into Exeter Central and London Waterloo.



view this property online fox-and-sons.co.uk/Property/AXM105039



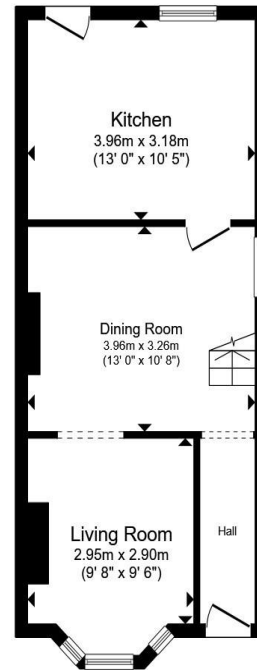
welcome to

Ruby Villas, Post Office Lane, South Chard, Chard

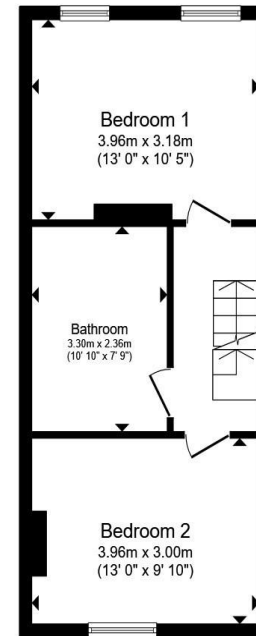
- SEMI-DETACHED HOME
- TWO BEDROOMS
- COUNCIL TAX BAND C
- CHARACTER & CHARM
- CONVERTED ATTIC ROOM

Tenure: Freehold EPC Rating: D
Council Tax Band: C

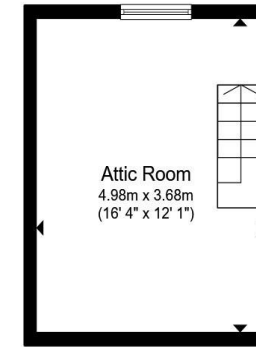
£250,000



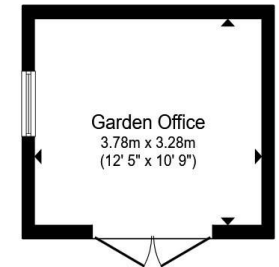
Ground Floor



First Floor



Second Floor



Outbuilding

Total floor area 109.3 m² (1,177 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online fox-and-sons.co.uk/Property/AXM105039



Property Ref:
AXM105039 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01297 32323



axminster@fox-and-sons.co.uk



West Street, AXMINSTER, Devon, EX13 5NU



fox-and-sons.co.uk