



DERBYSHIRE'S
— *Village and Country* —

Chambers Cottage Fore Street, Chard, TA20
1PT



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(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		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

- Cash buyers Only
- Town Centre Location
- 2 Double Bedrooms
- Vacant Possession
- Grade II Listed

Chambers Cottage Fore Street, Chard, TA20 1PT
Asking Price £105,000

ENTRANCE HALL

9'8" x 6'4" (2.97 x 1.95)

Entrance Hall, boiler, stairs to 1st floor, door to reception room, internal window to kitchen.

RECEPTION ROOM

10'7" x 10'5" (3.25 x 3.20)

Window to the front aspect, radiator, storage area to the rear, door to kitchen.

KITCHEN

9'8" x 9'2" (2.96 x 2.81)

Kitchen with base and wall units, sink drainer, internal window to the entrance hall, understairs opening with plumbing for washing machine.

FIRST FLOOR LANDING

The first floor landing is split level with radiator, storage cupboard and cupboard housing an emersion tank, doors to bathroom, bedroom 1 and bedroom 2.

BEDROOM ONE

16'1" x 13'4" (4.92 x 4.07)

Two window's to the front aspect, radiator,

storage cupboards.

BEDROOM TWO

13'10" x 10'2" (4.24 x 3.10)

Windows to the front and side aspect, radiator.

BATHROOM

9'8" x 6'9" (2.97 x 2.06)

Window to the front aspect, heated towel rail, bath with shower over, basin and WC.

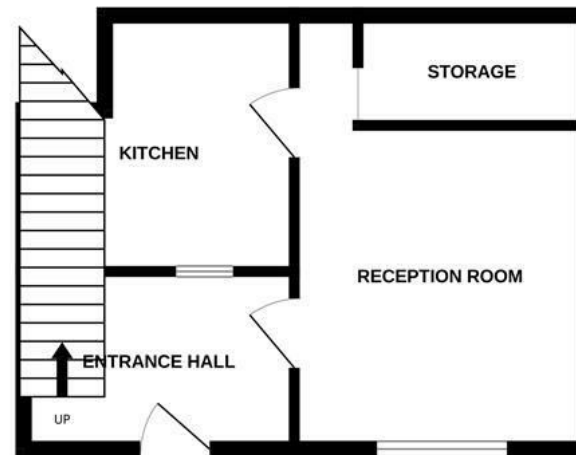
Situated in the heart of the town centre, this charming Grade II listed two-bedroom property offers a rare opportunity to acquire a character home rich in period features and historical significance.

Located within immediate reach of local amenities, shops, restaurants, and transport links, the property is ideally positioned for convenient town centre living.

Please note, the property is subject to a flying freehold, and as such is suitable for cash buyers only.

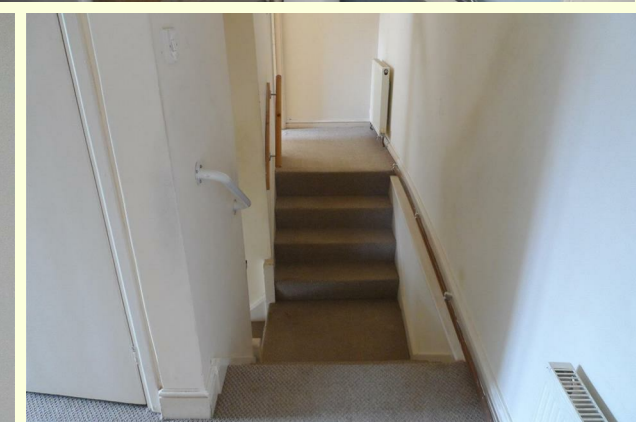
An excellent opportunity for investors or buyers seeking a distinctive home in a prime central location

GROUND FLOOR



2 BEDROOM COTTAGE

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 Derbyshire's office on the High Street, Chard, turn right and walk approximately 500 metres, just before you reach the pedestrian crossing there is an entrance on your right hand side, Chambers Cottage can be found on your left.





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