



**DERBYSHIRE'S**  
*Estate Agents*

6 Ostlers Yard, Fore Street, Chard, TA20 1PS

PUBLIC NOTICE Derbyshires Estate Agents are now in receipt of an offer for the sum of £120,000 for 6 Ostlers Yard, Chard TA20 1PS. Anyone wishing to place an offer on this property should contact Derbyshires Estate Agents, 11 High Street, Chard TA20 1QF, 01460 63600 before exchange of contracts.

A two bedroom cottage located just off of the town centre offered to the market with no onward chain. Accommodation comprises entrance hallway, lounge/diner, fitted kitchen, first floor landing, two bedrooms and bathroom. Small outside courtyard area to the front aspect.

#### Entrance Hallway

Double glazed front entrance door, radiator, under stairs storage cupboard and stairs rising to first floor.

#### Lounge/Diner

4.94m x 2.68m

Double glazed window to the front aspect and radiator.

#### Kitchen

4.94m x 1.69m

Fitted with a range of matching units and adjoining work top preparation surface and inset sink and drainer with mixer tap over complemented by tiled splash backs. Fitted oven and hob with cooker hood over, washing machine and dishwasher. Appliance space for fridge/freezer.

#### First Floor Landing

Skylight, radiator and built in airing cupboard housing gas central heating boiler.

#### Bedroom One

4.27m x 2.87m

Double glazed window, radiator and loft access.

#### Bedroom Two

3.14m x 2.35m

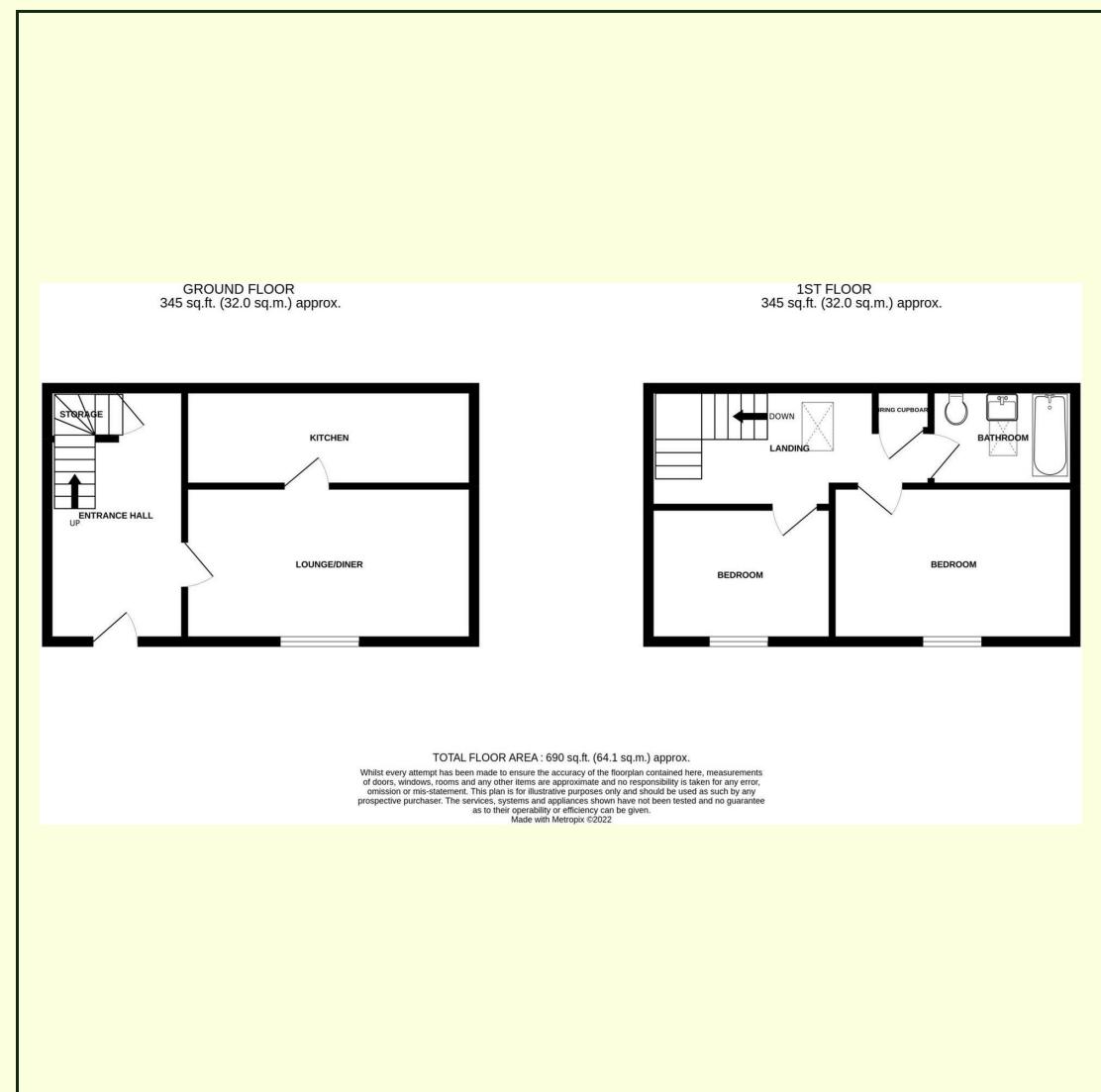
Double glazed window and radiator.

#### Bathroom

Benefiting a three piece suite consisting of a panelled bath, pedestal wash hand basin and low level W.C.

Ceramic tiled splash backs and sky light.

#### Outside



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**£135,000**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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