



**DERBYSHIRE'S**  
— *Village and Country* —

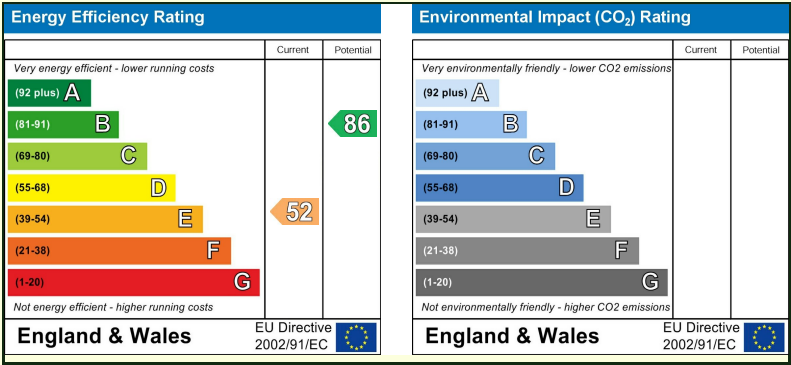
1 Town Cottages High Street, Chard, TA20  
1QL



A beautifully presented two double bedroom semi-detached period property, ideally located in the heart of Chard town centre and benefiting from off-street parking.

This charming home blends period character with modern living. The interior has been tastefully modernised throughout, featuring a recently fitted contemporary kitchen and a stylish shower room. Further improvements include newly renewed double-glazed windows and doors throughout, enhancing both comfort and energy efficiency. The property has been recently redecorated in fresh, neutral tones, creating a light and welcoming atmosphere and allowing any buyer to move straight in with ease.

Conveniently positioned within walking distance of local shops, amenities, and transport links, this property would make an ideal first-time purchase, downsize, or investment opportunity. A must-see home in a prime central location



- Two double bedrooms
- No onward chain
- Off Street parking
- Recently renewed double glazed windows and doors
- Modern fitted kitchen
- Modern fitted shower room
- Recently re-decorated throughout
- Town centre location
- Council Tax Band B

1 Town Cottages High Street, Chard, TA20 1QL  
**Offers In The Region Of £180,000**

## **TWO DOUBLE BEDROOM, PERIOD COTTAGE**

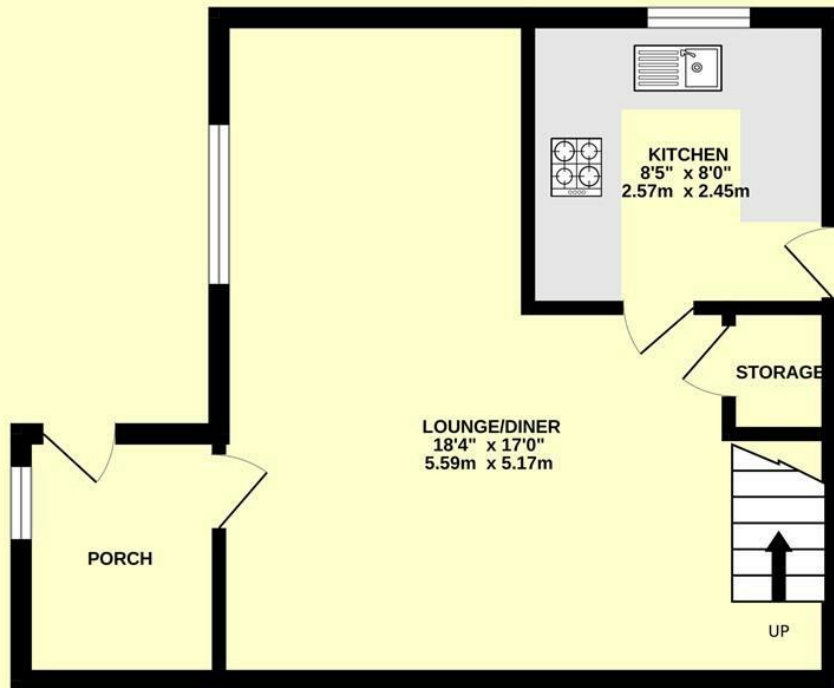
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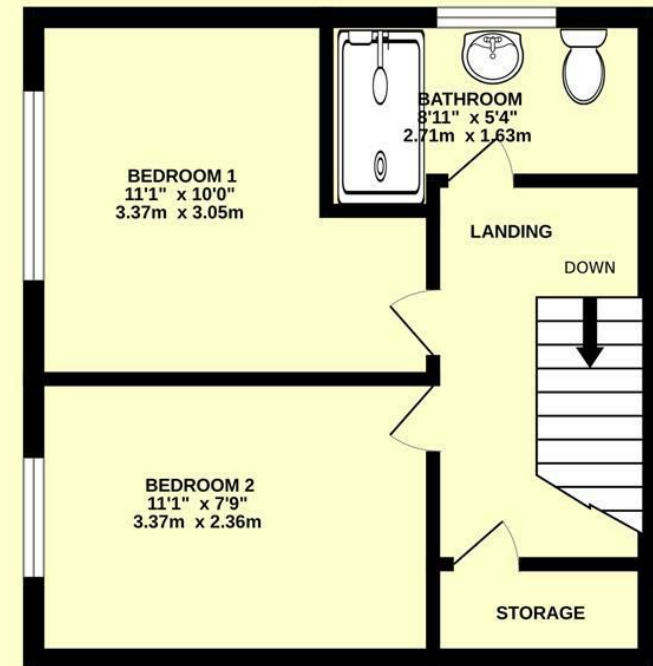
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**GROUND FLOOR**  
349 sq.ft. (32.4 sq.m.) approx.



**1ST FLOOR**  
302 sq.ft. (28.1 sq.m.) approx.



**TOTAL FLOOR AREA : 651 sq.ft. (60.4 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 Derbyshire's office on Chard High Street proceed left, turn left into the private access road located directly after Ammonite Lodge Guest House. Town Cottages can be found on your left in approximately 80 metres.







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11, High Street, Chard, Somerset, TA20 1QF  
[www.derbyshires.net](http://www.derbyshires.net) 01460 63600