

STAGS

13b Fore Street, Chard, Somerset TA20 1PH

A spacious 3 bedroom unfurnished apartment in the heart of the town.

A303 5 Miles Honiton 13.5 Miles Taunton 14 Miles

• Two Reception Rooms • Ground Floor Store Room • Kitchen • Bathroom • Long Let • Deposit: £980 • Council Tax Band: B • Tenant Fees Apply

£850 Per Calendar Month

01404 42553 | rentals.honiton@stags.co.uk

DESCRIPTION
This historic property is part of the former Waterloo House and Manor Court House, a Grade II listed building, which is thought to date from the Late C16/early C17.

ACCOMMODATION INCLUDES
Set through the cast iron gates to the side (which also provides access to other properties), there is a private entrance door on the ground floor in to.

ENTRANCE HALL
Painted floor, stairs to the first floor with storage below, door to small storage area.
Door to:

STORE ROOM
With power and light

STAIRS AND LANDING
Stairs rising to landing with fitted carpet and doors to:

OFFICE / BEDROOM THREE
Large single or ideal home office with fitted carpet.

BATHROOM
White suite comprising bath with shower over, low level WC, pedestal wash hand basin, mirror over and vinyl floor.

KITCHEN
Comprising range of fitted wall, base and drawer units, worksurface with inset stainless steel sink units, space for freestanding electric oven, plumbing for automatic washing machine and vinyl floor..

SITTING ROOM
With television aerial point, night storage heater and fitted carpet.

DINING / SITTING ROOM
With bay window to the front, night storage heater, storage cupboard and fitted carpet.

STAIRS TO LANDING
Stairs to second floor with carpet and doors to:

BEDROOM ONE
Double with bight storage heater and fitted carpet.

BEDROOM TWO
Double with bight storage heater and fitted carpet.

OUTSIDE
The property is approached directly off the street through a wrought iron gate and archway leading to rear communal and shared yard with door to 13B.

Please note that there is no allocated outside space or parking.

SERVICES
Electric - Mains connected
Water - Mains connected
Drainage - Mains connected
Heating - Electric heating.
Ofcom predicted broadband services - Standard: Download 16 Mbps, Upload 1Mbps.
Ofcom predicted mobile coverage for voice and data: Internal & External (Likely) EE, Three, O2 and Vodafone.
Local Authority: Council Tax Band B

SITUATION
Chard provides good range of local shops and services all within a very short walk of the property. The larger centres of Yeovil and Taunton are both about 30 minutes drive with the popular market towns of Honiton and Axminster also being close by.

DIRECTIONS
From Honiton on the A303 proceed east, bearing right onto the A30 towards Chard. On entering the town proceed down through the High Street and the property will be found in a short distance on the left-hand side, adjacent to an above Mortimers Bakery.

LETTING
The property is available to let on an assured periodic tenancy, unfurnished and is available early July. . RENT: £850 pcm exclusive of all charges. DEPOSIT: £980, returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required, viewings strictly through the agents.
No Smokers/not suitable for pets, one child considered.

HOLDING DEPOSIT AND TENANT FEES
This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property. Clarification before arranging a viewing please contact the lettings office dealing with the property.

TENANT PROTECTION
Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

RENTERS' RIGHTS ACT (Honiton)
The first phase of the Renters Rights Act was implemented on the 1st May 2026.
The legislation introduced many reforms affecting how tenancies are conducted.
This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at Stags.co.uk.





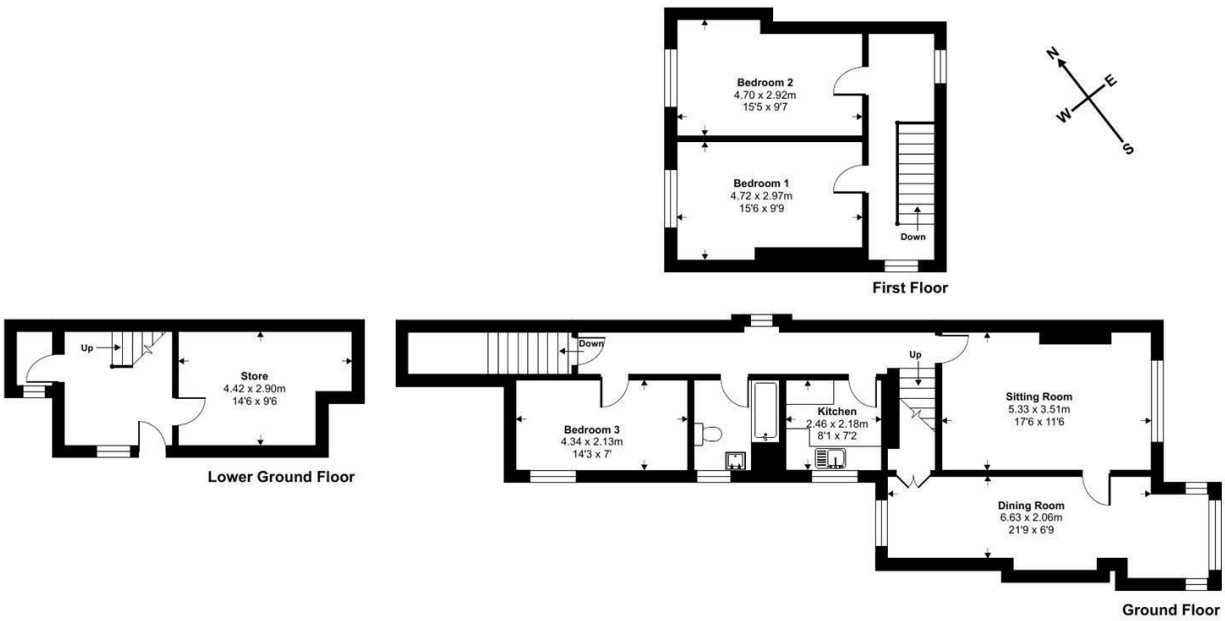






Approximate Area = 1493 sq ft / 138.6 sq m

For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Stags. REF: 1018098

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. Tenants 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.

STAGS

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