



STAGS

95 High Street, Chard, Somerset TA20 1QT

A mid-terrace cottage situated in the town centre

A303 5 Miles Honiton 13.5 miles Taunton 14 Miles

• 2 Bedrooms • 1 Reception Room • Shower Room • Parking • Available Immediately • Deposit £778 • Council Tax Band A • Tenant Fees Apply

£675 Per Calendar Month

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

DESCRIPTION

A mid-terrace, two bedroomed, traditional town centre cottage within a short walking distance of the centre of Chard, with parking to rear.

The accommodation includes shared wrought iron gate from pavement/road to front leading to front door

SITTING ROOM

Radiator, window seat.

KITCHEN

Range of oak-fronted fitted wall and base units with laminate work surface, integrated stainless steel sink unit, plumbing for automatic washing machine, electric cooker point with extractor above, ladder towel rail, built-in cupboard under stairs, fridge/freezer space, door to the hallway.

Stairs rising to first floor landing

HALLWAY

with door to outside

SHOWER ROOM

large walk-in shower cubicle with Mira shower, WC, wash hand basin, ladder towel rail, wall-mounted bathroom cabinet

FIRST FLOOR

BEDROOM 1

Double room with radiator and window seat.

BEDROOM 2

Single room with radiator, built-in cupboard containing combi gas boiler.

OUTSIDE

From front of property, small enclosed garden area. To rear, vehicular access leading to parking area/outside storage area for bins. Concrete paved area leading to back door and property.

SERVICES

Mains electric,

Mains water

Mains drainage.

Council Tax Band A (South Somerset)

Gas-fired central heating and hot water.

Ofcom predicted broadband services -

Standard 16 Mbps 1 Mbps Good

Superfast 80 Mbps 20 Mbps Good

Ultrafast 1800 Mbps 220 Mbps

Ofcom predicted mobile coverage for voice and data: External EE, Three, O2 and Vodafone.

SITUATION

The property is situated within the town of Chard, which provides a good range of local shops and services, all within a 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 the hill with the property being found after a short distance on the righthand side.

LETTINGS

This is to reserve a property and set off against the first month's rent and deposit.

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.

HOLDING DEPOSIT AND TENANT FEES

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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

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](https://www.stags.co.uk).



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.



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01404 42553
rentals.honiton@stags.co.uk



@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
		65	86
England & Wales		EU Directive 2002/91/EC	