



## 5, Regent Mews, High Street, Chard, Somerset, TA20 1QH

A mews townhouse that has undergone replacement windows and doors, freshly painted and with new carpets throughout.



- Close to town centre
- Allocated parking
- Newly decorated throughout

- Next to Sainsburys
- New PVCu windows and doors
- New carpets throughout

£875 Per Month

A two bed mews townhouse built of render under tiled roof.

The rent is exclusive of the following utility bills council tax, mains electric, mains gas, water and sewage. There is mobile coverage in the area, please refer to Ofcom's website for more details. As stated on Ofcom website Ultrafast broadband is available to the area. As stated on the GOV.UK website there is very little risk of flooding. The property has gas central heating and will be let unfurnished.

Available - July  
Rent - £875  
Holding Deposit - 201  
Security Deposit - 1005  
EPC Band - C  
Council Tax Band - B  
No deposit option available via Reposit

## SITUATION

Chard is a historic market town with excellent road links via the A30 which travels east to Crewkerne and Yeovil and west towards Exeter. The A358 travels north towards Taunton and the M5, or you can head south towards the Jurassic coast (c.30 minutes' drive). There are main-line stations at Axminster, Crewkerne (Waterloo) and Taunton (Paddington). The stunning Jurassic coastline lies just 12 miles south of Chard with its beautiful beaches and pretty seaside towns.

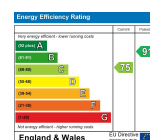
On the edge of Chard you'll find Chard Reservoir Nature Reserve, a beautiful expanse of open water with surrounding woodland ideal for dog-walking, fishing (via permit) and bird-watching. From the reservoir edge you can access the Chard-Ilminster cycle path, part of the Sustrans route 33 which follows a predominantly level pathway between the towns of Chard and Ilminster along the site of the former railway line, completely away from traffic and popular for cyclists, dog walkers and joggers. The town centre, with a large range of independent and high street retailers also boasts a newly finished Leisure Centre with a swimming pool, Softplay area and gym. There is also a golf course within 2 miles and several other sporting activities close by. There are several large supermarkets in the town and B&Q store. Chard also has a good variety of schools, both state schools rated "good" by Ofsted and the historic Chard Independent School.

## OUTSIDE

The rear garden is enclosed and accessed via a pathway to the carpark with rear gate. There is one car parking space in the carpark.

## DIRECTIONS

What3words///amber.portable.stitching



Yeovil/TSG/16.06.26



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