



DERBYSHIRE'S
— *Estate Agents* —

10 Willow Way, Chard, Somerset, TA20 1FJ

Derbyshire's are pleased to offer this superb 2 bedroom terraced property located in a prime residential area of Chard. Built to a high standard in 2011 by respected local developers Summerfield Homes. The accommodation comprises: Entrance, cloakroom, kitchen, lounge/diner, 2 bedrooms, bathroom, garden and parking for 2 vehicles as well as a boarded loft providing additional storage.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Very environmentally friendly - lower CO ₂ emissions			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

- No Onward Chain
- Desirable cul de sac location
- Ideal first time Buyer property
 - 2 x Parking spaces
- Presented in immaculate order
 - Two double bedrooms
 - Gas fired Central heating

10 Willow Way, Chard, Somerset, TA20 1FJ
£210,000

ENTRANCE

UPVC door opening on to entrance hallway.

CLOAKROOM

9'2" x 5'1" (2.8m x 1.56m)

low level WC, wash basin, extractor and radiator.

KITCHEN

9'2" x 5'1" (2.8m x 1.56m)

range of fitted base and wall units finished in beech, fitted hob and single oven, space and plumbing for washing machine and fridge freezer.

LOUNGE/DINER

15'1" x 11'9" m max (4.6m x 3.6 m max)

access to understairs cupboard , range of sockets and TV point, radiator , patio doors opening onto rear garden.

BEDROOM 1

12'1" x 8'10" (3.7m x 2.7m)

window looking onto rear garden,

selection of sockets and radiator.

BEDROOM 2

5'6" x 6'8" m (1.69m x 2.04 m)

window to front of property, airing cupboard housing combi boiler, selection of sockets, radiator.

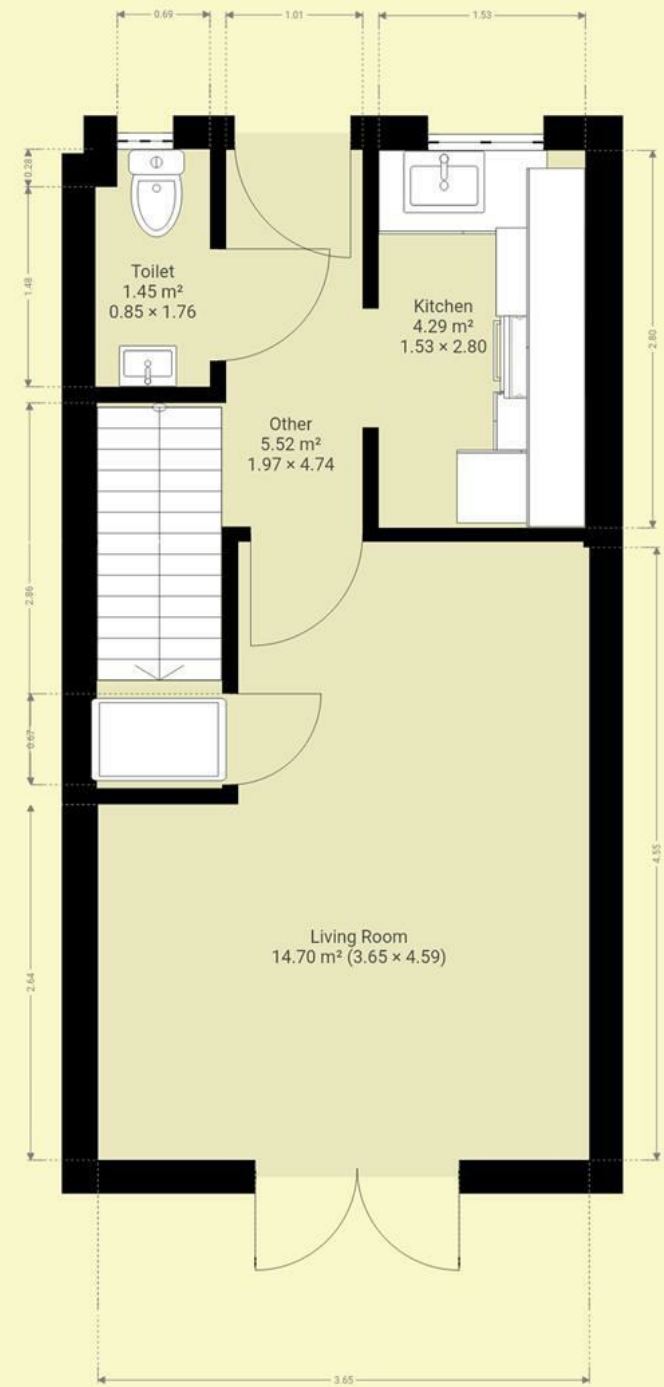
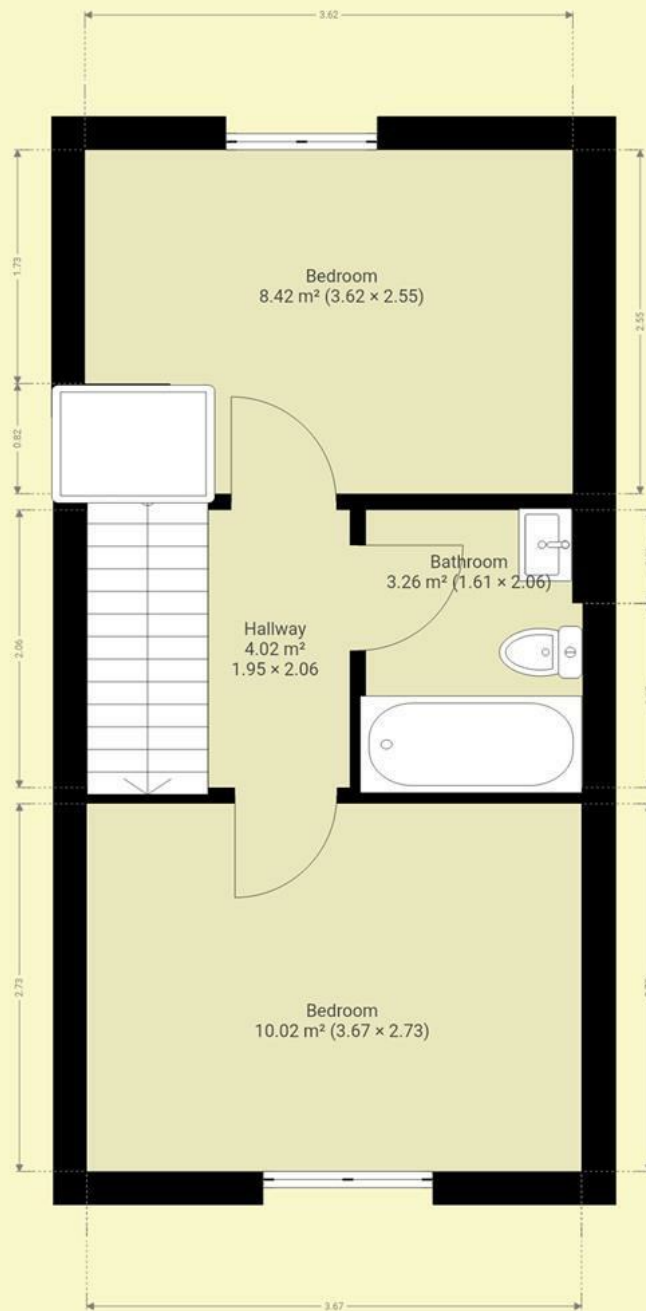
BATHROOM

5'6" x 6'8" (1.69m x 2.04m)

part tiled with bath and shower over. Low level WC, pedestal basin and heated towel rail.

OUTSIDE

The rear garden is on two levels providing a patio area and a further, low maintenance gravelled seating area above. There is a useful shed included. There is separate access to the rear garden from the parking area, which provides tandem parking for 2 vehicles, just to the side of the property.





Directions -





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