



DERBYSHIRE'S
— *Estate Agents* —

41 The Maltings, Chard, TA20 1PL

Situated within the ever-popular The Maltings retirement development, just a short walk from Chard town centre and its excellent range of amenities, this two-bedroom ground floor apartment offers comfortable, secure and low-maintenance living for the over 55s.

The accommodation comprises an entrance porch, hallway with useful storage, a spacious and light-filled lounge/dining room, a fitted kitchen, two double bedrooms and a recently fitted well-appointed shower room.

Residents of The Maltings enjoy a welcoming community atmosphere, with beautifully maintained communal gardens, a residents' lounge, laundry facilities, an on-site House Manager and a 24-hour emergency careline system, providing added peace of mind.

Ideally positioned close to shops, supermarkets, healthcare facilities and public transport links, this apartment represents an excellent opportunity for those seeking independent retirement living in a convenient location.

Service Charge: £209.45 per calendar month.

Early viewing is highly recommended to appreciate both the accommodation and the lifestyle this sought-after development has to offer



- Ground floor apartment
- Two double bedrooms
- Over 55's retirement village
- Close to Town & amenities
 - Communal gardens
- Residents Lounge & Laundry facilities
- 24 hour emergency careline
 - On-site manager

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
					

41 The Maltings, Chard, TA20 1PL
£145,000

**OFFERED WITH NO ONWARD
CHAIN | GROUND FLOOR
RETIRE**

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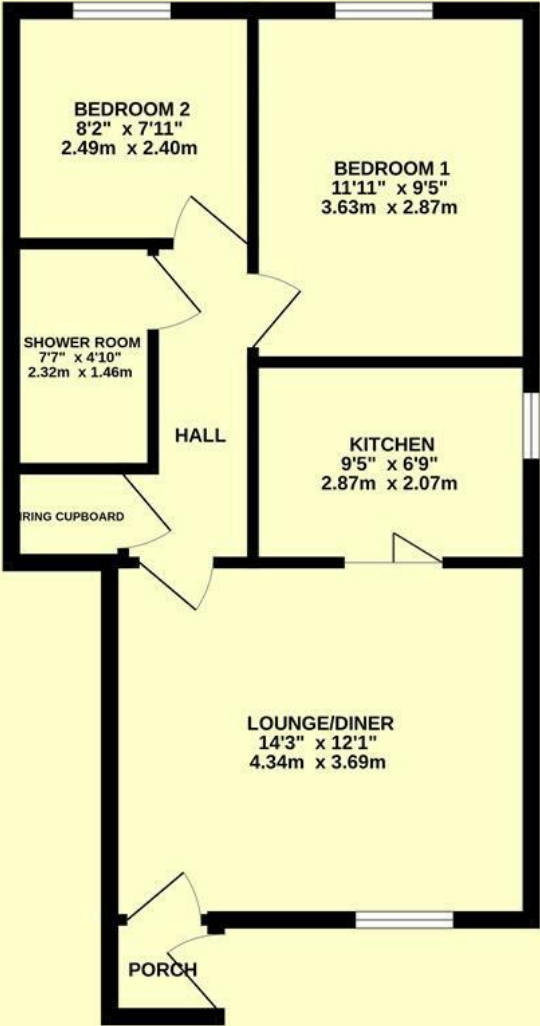
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GROUND FLOOR
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA : 512 sq.ft. (47.6 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 -





DERBYSHIRE'S
Estate Agents

11, High Street, Chard, Somerset, TA20 1QF
www.derbyshires.net 01460 63600