



DERBYSHIRE'S
— *Estate Agents* —

5 Millway Wambrook, Chard, TA20 3EH

A well-presented two double bedroom ground floor flat, offered as a share of freehold and available with no onward chain. This spacious property benefits from two generously sized double bedrooms, a bright and comfortable living area, and a practical layout ideal for a range of buyers, including first-time purchasers, downsizers, or investors. Externally, the flat enjoys both front and rear gardens, providing excellent outdoor space for relaxation or entertaining. The added advantage of off-road parking offers convenience and ease of access. Offered with vacant possession, the property is ready for immediate occupation. Situated in a sought-after village location, it combines peaceful surroundings with accessibility, being just a short 10-minute drive from Chard town and its local amenities. Early viewing is highly recommended to appreciate all that this property has to offer



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) 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		Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	54		70
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

- Two Double Bedrooms
 - Ground Floor Flat
- Share of Free Hold
- Gardens Front & Back
 - Off Road Parking
- Vacant Possession
 - Chain Free
- Village Location

5 Millway Wambrook, Chard, TA20 3EH
 Asking Price £140,000

2 BEDROOM GROUND FLOOR FLAT

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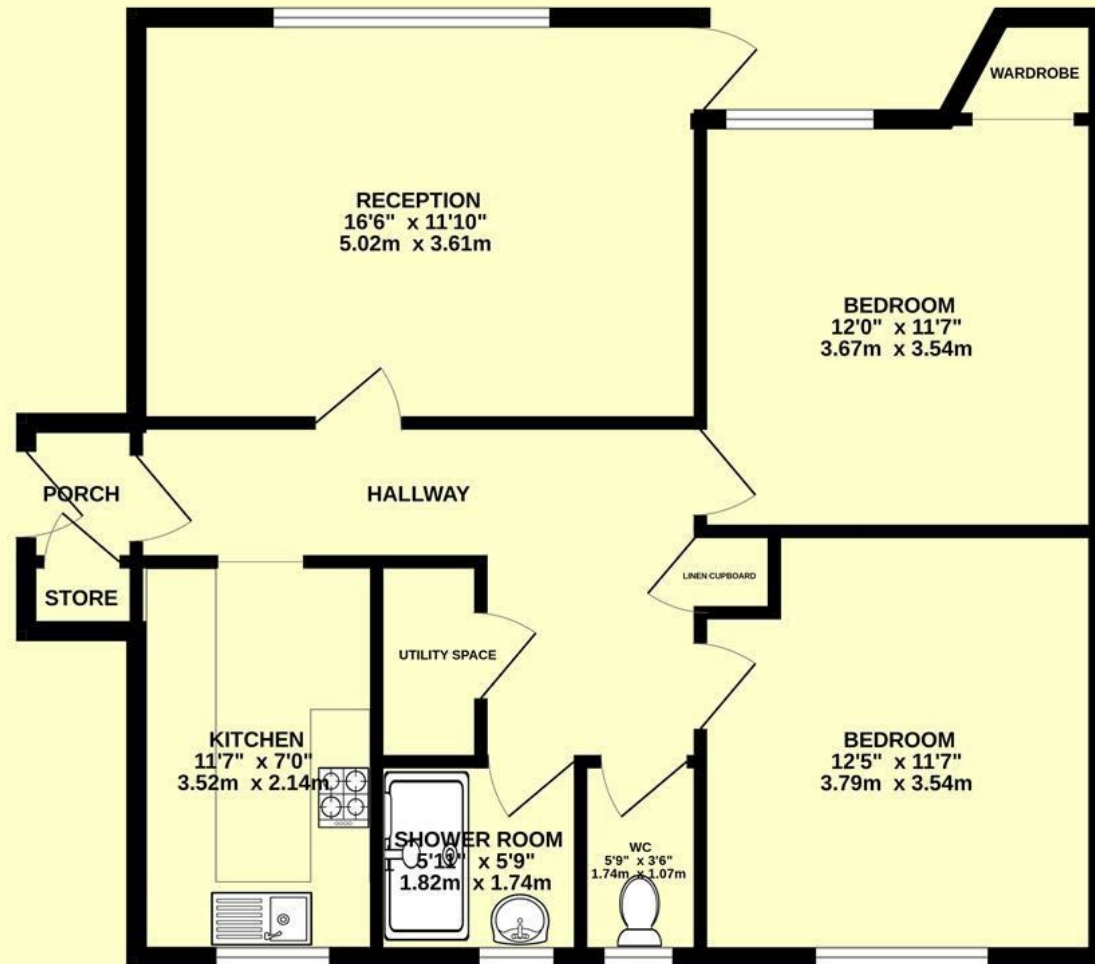
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GROUND FLOOR
767 sq.ft. (71.2 sq.m.) approx.



TOTAL FLOOR AREA : 767 sq.ft. (71.2 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 -

From Chard Town centre follow the A30 west, turn left at Snowdon Turnpike Cottage to Wimbourn, Take a slight left at the fork and continue to The Cotley Inn, take the next right and the property can be found on your right just after the Church.





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