



DERBYSHIRE'S
— *Estate Agents* —

4 Victoria Court Victoria Avenue, Chard, TA20
1GA

This spacious ground floor retirement apartment is ideally located close to local amenities in the heart of Chard town centre, offering convenient and comfortable living for those seeking a well-positioned and low-maintenance home.

Externally, residents benefit from access to a gated car park, a welcoming community atmosphere, a variety of convenient on-site amenities including a shared residents' lounge, communal kitchen and laundry facilities, lift access to every floor, and a guest suite for visiting family or friends. A dedicated site manager is also available, offering extra peace of mind.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(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			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	74	England & Wales
		80	EU Directive 2002/91/EC

- Two Double Bedrooms
 - Ground Floor
 - Patio area
- Gated Parking
- Retirement Development
 - No Forward Chain
- Communal Residents Lounge, Laundry and Kitchen
 - Onsite Manager
- Guest Suite for Family and Friends

4 Victoria Court Victoria Avenue, Chard, TA20 1GA
£75,000

TWO BEDROOM RETIREMENT APARTMENT

This spacious ground floor retirement apartment is ideally located close to local amenities in the heart of Chard town centre, offering convenient and comfortable living for those seeking a well-positioned and low-maintenance home.

The apartment offers generous accommodation throughout and comprises two well-proportioned double bedrooms, making it ideal for both residents and visiting guests. A bright and airy lounge dining room provides plenty of space for both relaxation and entertaining, with direct access to a private patio area—perfect for enjoying fresh air and outdoor seating during warmer months.

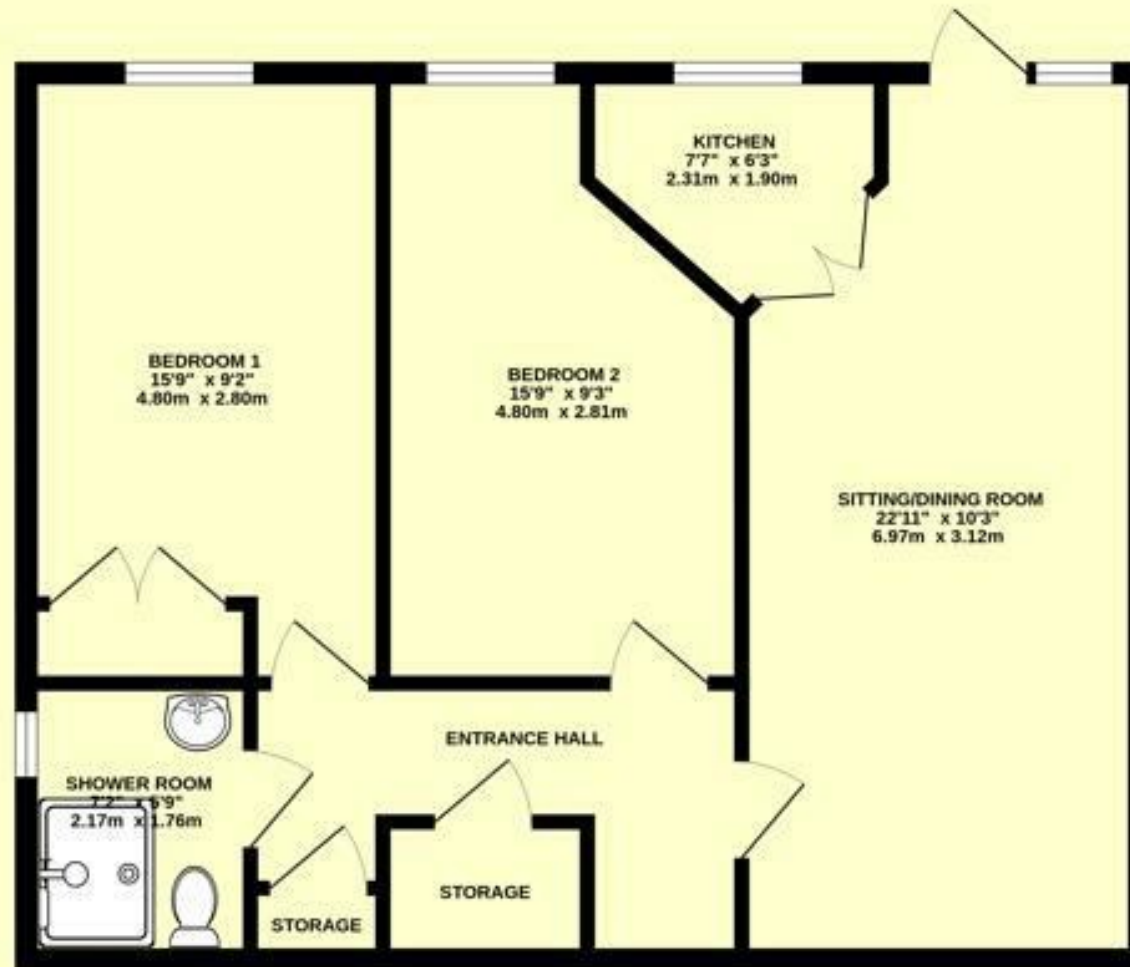
The kitchen is well laid out with ample storage and worktop space, while the modern shower room is fitted with a practical and accessible suite. A particularly notable feature of the property is the

spacious entrance hall, which includes two built-in storage cupboards, providing excellent additional storage rarely found in apartments.

Externally, residents benefit from access to a gated car park, a welcoming community atmosphere, a variety of convenient on-site amenities including a shared residents' lounge, communal kitchen and laundry facilities, lift access to every floor, and a guest suite for visiting family or friends. A dedicated site manager is also available, offering extra peace of mind. The apartment's ground floor position and patio access make it especially appealing for those seeking ease of access and a connection to outdoor space.

With its generous room sizes, convenient location, and well-maintained communal setting, this apartment presents an excellent opportunity for comfortable retirement living close to shops, services, and transport links.

GROUND FLOOR
655 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA (655 sq.ft. (60.9 sq.m.) approx.

While 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.
Made with Intergo 1/2025



Directions -





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