



DERBYSHIRE'S
— Estate Agents —

22 Honeycombe Vale, Chard, TA20 1GU

This beautifully presented two-bedroom end of terrace property, built in 2021, offers modern living in a convenient location close to the town centre of Chard. Benefitting from the remainder of a 10-year NHBC warranty, this home provides both comfort and peace of mind for its next owners. Presented in immaculate, move-in-ready condition, this property is perfect for first-time buyers, downsizers, or investors alike. Situated in a sought-after location within easy reach of Chard town centre, local amenities and transport links, this superb home truly must be seen to be appreciated.



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		97	(92 plus) A
(81-91) B			(81-91) B
(69-80) C	83		(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		England & Wales
			EU Directive 2002/91/EC

- Two double bedrooms
- Two allocated parking spaces
- Modern decor and fittings throughout
- Immaculately presented
- Ground floor cloakroom
- Enclosed rear garden
- Kitchen dining room
- Remaining NHBC

22 Honeycombe Vale, Chard, TA20 1GU
Asking Price £215,000

**IMMACULATE TWO-BEDROOM
END OF TERRACE HOME –
BUILT**

Immaculate Two-Bedroom End of
Terrace Home – Built 2021

This beautifully presented two-bedroom end of terrace property, built in 2021, offers modern living in a convenient location close to the town centre of Chard. Benefitting from the remainder of a 10-year NHBC warranty, this home provides both comfort and peace of mind for its next owners.

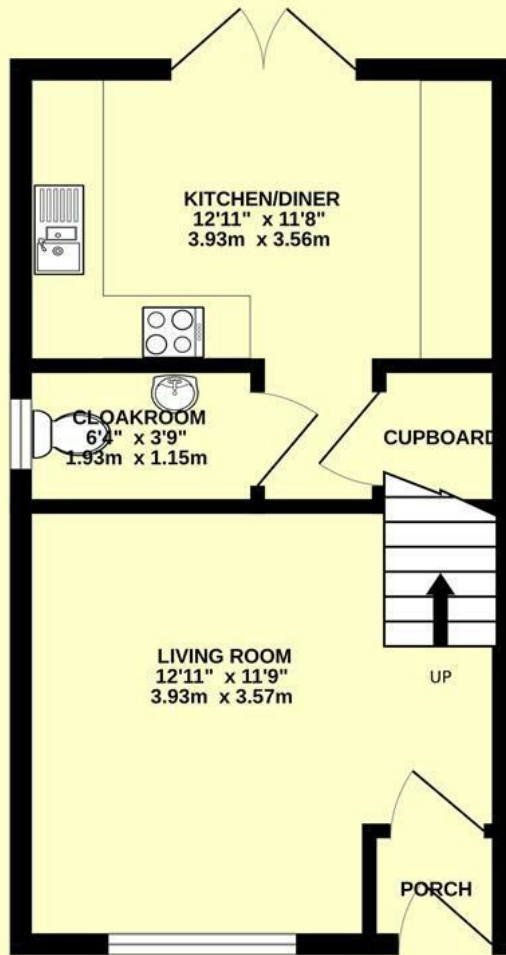
The accommodation is thoughtfully arranged and comprises a welcoming entrance porch leading into a bright and spacious lounge. To the rear, a stylish kitchen/diner provides the ideal space for everyday living and entertaining, with doors opening directly onto the enclosed rear garden. A useful ground floor WC completes the downstairs

layout.

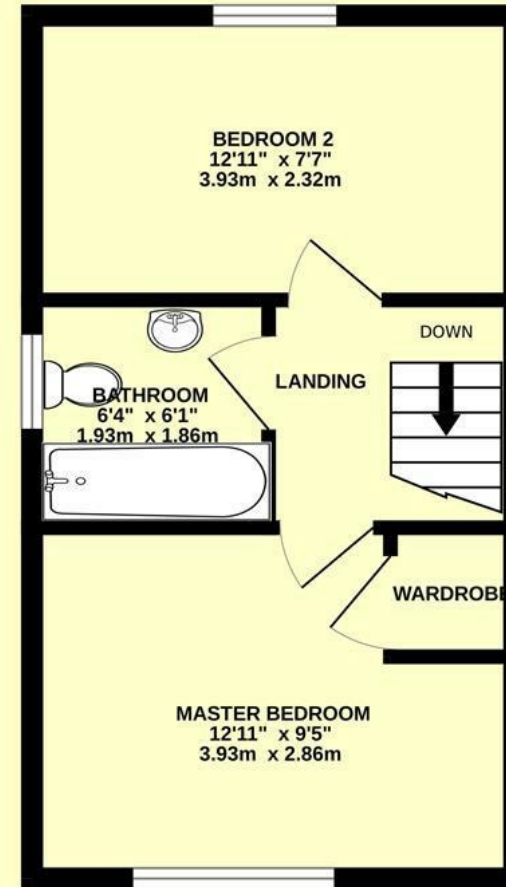
Upstairs, the property continues to impress with two well-proportioned double bedrooms and a contemporary family bathroom.

The current owners have enhanced the home with high-quality LVT flooring throughout the ground floor, adding a sleek and practical finish. Presented in immaculate, move-in-ready condition, this property is perfect for first-time buyers, downsizers, or investors alike. Situated in a sought-after location within easy reach of Chard town centre, local amenities and transport links, this superb home truly must be seen to be appreciated.

GROUND FLOOR
302 sq.ft. (28.0 sq.m.) approx.



1ST FLOOR
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 599 sq.ft. (55.6 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 -
From our office turn left onto the high street, turn right onto Helliers Road and continue through Crimchard. Turn right into Honeycombe Vale and the property can be found on your right hand side.





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— *Estate Agents* —

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