




**DERBYSHIRE'S**  
— *Estate Agents* —

92 Halcombe, Chard, TA20 1DT

Beautifully presented and move-in ready, this spacious first floor apartment offers stylish and comfortable living throughout. Accessed via a secure communal entrance hall with intercom entry system, the apartment is reached by a single flight of stairs. The property features two generous double bedrooms and a modern fitted kitchen complete with a nearly new integrated cooker and microwave. A separate utility room provides additional practicality with plumbing for a washing machine, while several built-in storage cupboards throughout the apartment offer excellent additional storage space. The impressive four-piece bathroom suite includes both a bath and a walk-in shower cubicle. Externally, the property benefits from a private rear garden, perfect for relaxing or entertaining. Offered chain free with vacant possession, this is an ideal opportunity for first-time buyers, downsizers, or investors alike. Early viewing is highly recommended. Council Tax Band A.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

- Two Double Bedrooms
- First Floor Apartment
  - Modern Kitchen
- Four Piece Bathroom Suite
  - Utility Room
  - Private Garden
- Chain Free / Vacant Possession
  - Council Tax Band A

92 Halcombe, Chard, TA20 1DT  
**Asking Price £130,000**

## **TWO DOUBLE BEDROOM APARTMENT**

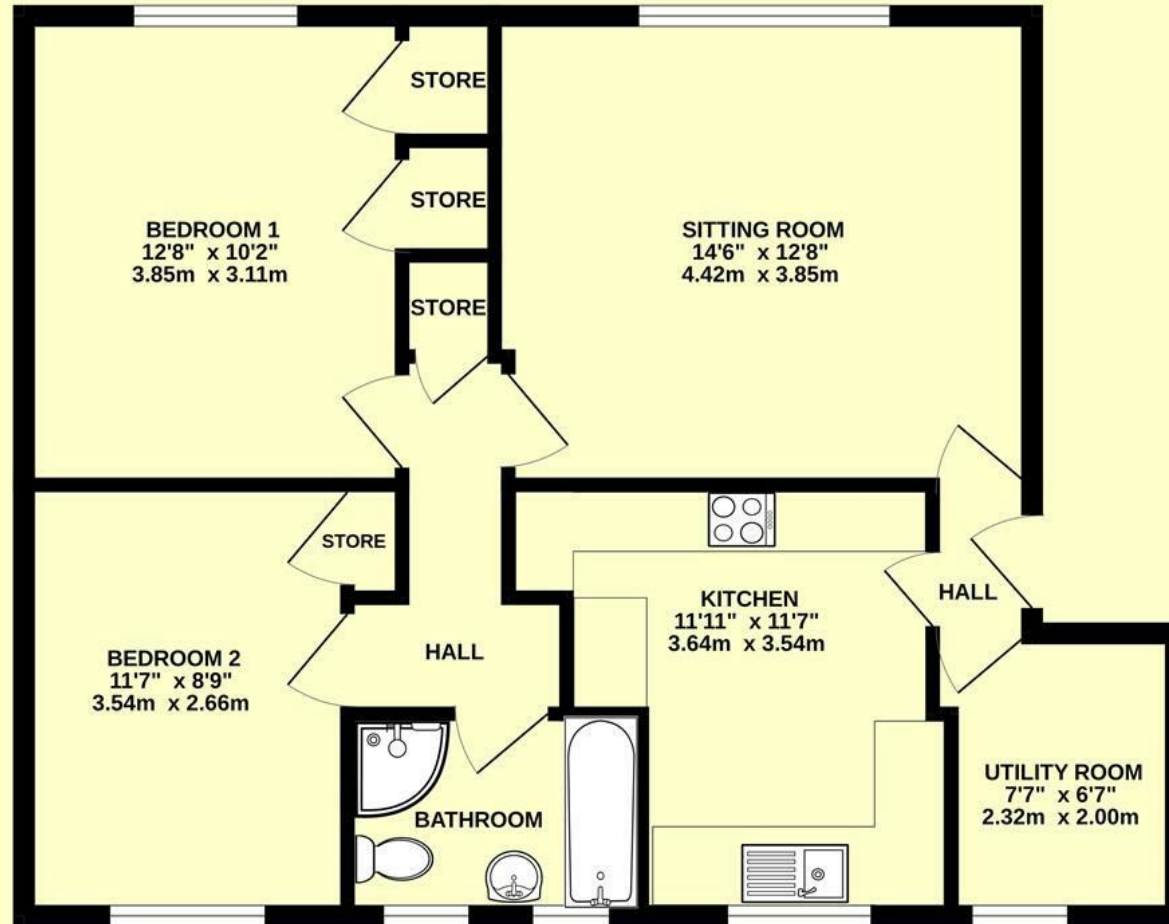
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**GROUND FLOOR**  
689 sq.ft. (64.0 sq.m.) approx.

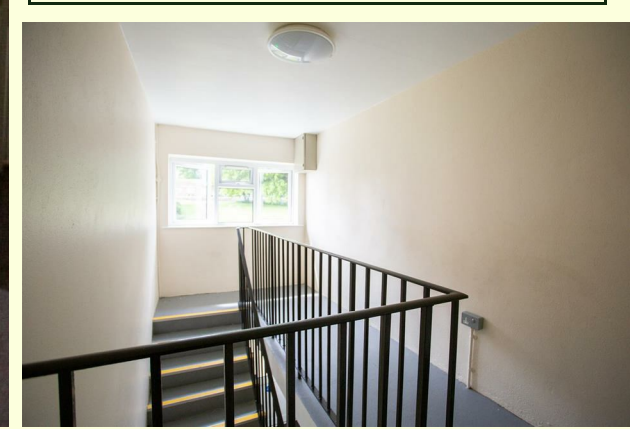


TOTAL FLOOR AREA : 689 sq.ft. (64.0 sq.m.) approx.

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 -**





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