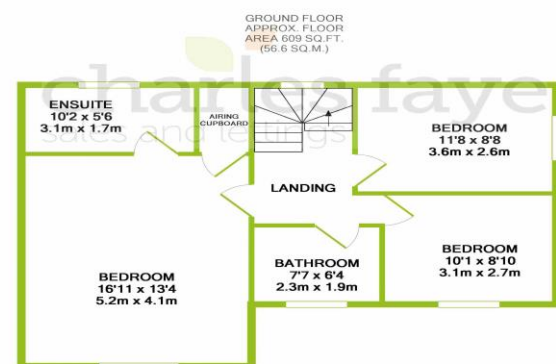
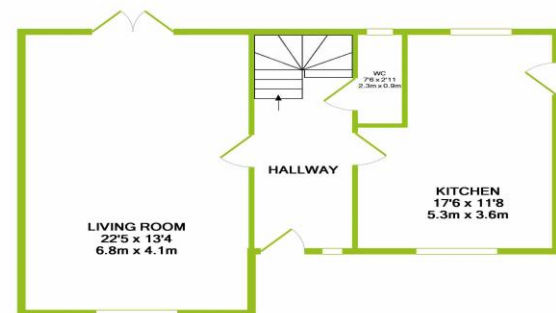


## DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn left on to The Square. At the roundabout turn left on to the A4 and follow this road along going through the set of traffic lights. Go straight across at the next roundabout and then straight over at the double mini roundabout heading towards Marlborough. Take the third turning on the right into Tying Park and then right again, follow the road along and the property can be found on the right hand side.



GROUND FLOOR APPROX. FLOOR AREA 609 SQ.FT. (56.6 SQ.M.)  
 1ST FLOOR APPROX. FLOOR AREA 609 SQ.FT. (56.6 SQ.M.)  
 TOTAL APPROX. FLOOR AREA 1219 SQ.FT. (113.2 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Metropix ©2018.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Charles Faye is the trading name of Lifestyle Options Limited. Company registration number 07448943.



VIEW ONLINE



## CHARLES FAYE

Charles Faye Estate Agents has been successfully selling properties for many years in Calne and the surrounding villages.

We are delighted to be the only estate in the Calne area to be awarded exclusive membership of The Guild of Professional Estate Agents, providing us access to a network of other like-minded estate agents who are all committed to improving and enhancing the service and public perception of estate agencies across the UK.

Membership is contingent upon on-going good reputation and customer service and is reviewed annually to ensure we meet the strict criteria as detailed in The Guild's Code of Conduct.

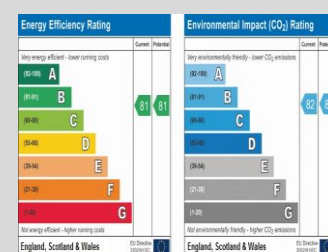
## FINANCIAL ADVICE

Free independent financial advice is available. Please call us for more information.

## COUNCIL TAX BAND

The council tax band for this property is band E

## PROPERTY RATING



Charles Faye Estate Agents

25 High Street  
 Calne  
 Wiltshire  
 SN11 0BS  
 01249 822555  
 sales@charlesfaye.co.uk  
 lettings@charlesfaye.co.uk  
 www.charlesfaye.co.uk



29 Tying Park  
 Calne, SN11 0QF

£325,000

'People & property are always at the heart of whatever we do'

charles faye  
 sales and lettings

## 29 Tynning Park, Calne

CHAIN FREE! This individual, larger than average three bedroom detached home boasts a spacious dining kitchen, master bedroom on-suite, driveway parking and a single detached garage. Situated on a sought after development on the South side of the town the property is within easy access to local schooling and open countryside. The ground floor offers a 22'5 x 11'9 living room, contemporary fitted dining kitchen with utility area, guest cloakroom and spacious hallway. The master bedroom is a most impressive size with a large en-suite bathroom and the two remaining double bedrooms are both complemented by the family bathroom. To the rear of the property there is a fully enclosed rear garden, driveway parking and a single garage. Highly recommended!

- **Modern Detached House**
- **Sought After Location**
- **Three Double Bedrooms**
- **Driveway Parking**
- **Situated Close To Schooling**
- **Stunning Kitchen / Diner**
- **Large Master With En-Suite**
- **Single Garage**

### PROPERTY FRONT

Pathway leading to entrance door with canopy porch over and outside courtesy light.

### ENTRANCE HALLWAY

Upvc double glazed window to front, radiator, stairs rising to first floor, under stairs cupboard, telephone point, tiled flooring, panelled doors to living room, kitchen and cloakroom.

### KITCHEN BREAKFAST ROOM 17' 6" x 11' 8" (5.33m x 3.56m)

Upvc double glazed windows to rear and front, fitted with quality wall and base units, granite effect work surfaces, stainless steel 1.5 bowl sink unit, built in double oven, four ring gas hob with stainless steel extractor chimney over, space for fridge freezer, built in dishwasher, recessed spot lights, space and plumbing for automatic washing machine, stainless steel sink, wall mounted boiler, tiled flooring.



### LIVING DINING ROOM 22' 5" x 11' 9" (6.83m x 3.58m)

Upvc double glazed windows to front, two television points, two telephone points, radiator, upvc double glazed French patio doors to the rear.

### GUEST CLOAKROOM

Upvc double glazed obscure window to rear, fitted suite including close coupled w.c., pedestal wash hand basin with tiled splash backs, ladder style radiator, tiled flooring.

### FIRST FLOOR ACCOMMODATION

#### LANDING

Upvc double glazed window to rear, loft access, panelled doors to bedroom and bathroom.

#### MASTER BEDROOM 16' 5" x 11' 9" (5m x 3.58m)

Upvc double glazed window to front, television and telephone point, radiator, airing cupboard housing hot water tank, door to en-suite.



#### EN-SUITE 8' 9" x 5' 7" (2.67m x 1.7m)

Upvc double glazed obscure window to rear, fitted suite close coupled w.c., pedestal wash hand basin, panelled bath with shower over, glass shower screen, recessed spotlights, ladder style radiator, tiled flooring.

#### BEDROOM TWO 11' 9" x 8' 8" (3.58m x 2.64m)

Upvc double glazed windows to side, television point, radiator.

#### BEDROOM THREE 10' 8" x 8' 7" (3.25m x 2.62m)

Upvc double glazed windows to front, television point, radiator.



### FAMILY BATHROOM

Upvc double glazed obscure window to front, fitted suite close coupled w.c., pedestal wash hand basin, panelled bath with shower over, glass shower screen, recessed spotlights, ladder style radiator, tiled flooring.

### EXTERNALLY

#### FRONT GARDEN

Laid to lawn with gated side access to rear garden.

#### PARKING AND GARAGE

Gated driveway parking for one vehicle leading to a single garage with up and over door, power and light, eaves storage, personal door to garden.

#### REAR GARDEN

The rear garden is fully enclosed and is mainly laid to lawn with gravel area to the side. There is a paved patio area suitable for outside dining and entertaining, gated side access to the front and rear access to the driveway, personal door to garage.

