

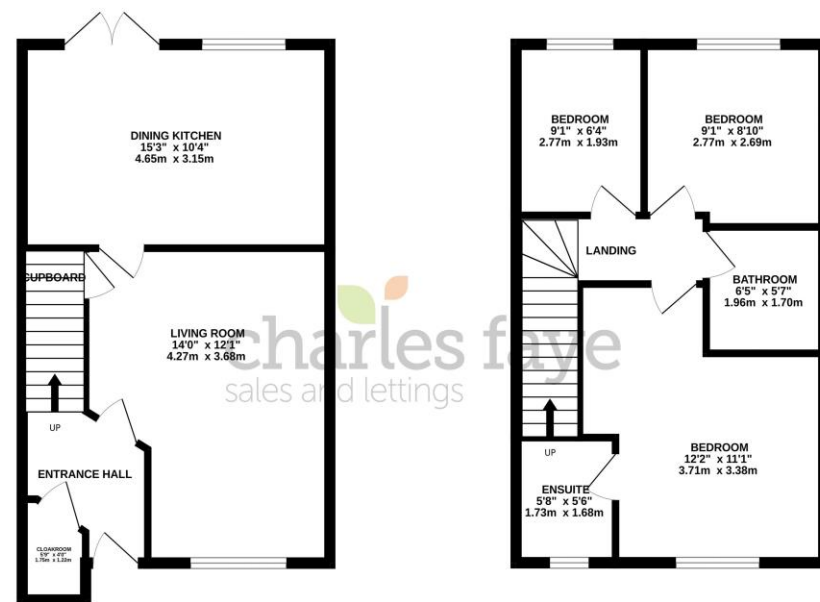
DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right on to Wood Street and at the roundabout bear right on to Oxford Road. Follow this road along until you reach the next roundabout. Turn right on to Sand Pit Road and take the first right into Hercules Road and take the next left into Dakota Drive. Follow the road and the property can be found a little way along on the right hand side.



GROUND FLOOR

1ST FLOOR



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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.

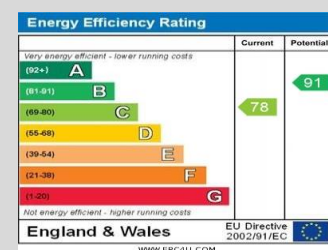
FINANCIAL ADVICE

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

COUNCIL TAX BAND

The council tax band for this property is band C

PROPERTY RATING



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

charles faye
sales and lettings

58 Dakota Drive, Calne

NO CHAIN! A delightful three bedroom mid terraced property with the added benefit of a modern dining kitchen, an en-suite to the master bedroom and a single garage. The spacious accommodation is light and bright throughout and boasts a good size dining kitchen over looking the garden, a living dining room to the front and guest cloakroom completes the ground floor. Upstairs there are three bedrooms with the master benefiting from the en-suite shower room and the remaining bedrooms are both complemented by the family bathroom. The rear garden offers space for entertaining and has access to the allocated parking and single garage. This lovely property is highly recommended and is offered for sale in excellent condition.

- Three Bedroom Terraced
- Guest Cloakroom
- Fully Enclosed Rear Garden
- Single Garage
- Modern Dining Kitchen
- Master Bedroom With En-Suite
- Allocated Parking
- CHAIN FREE

PROPERTY FRONT

Pathway leading to entrance door.

ENTRANCE HALLWAY

Radiator, doors to living room and guest cloakroom, stairs rising to first floor.

GUEST CLOAKROOM 5' 9" x 4' 0" (1.75m x 1.22m)

Upvc double glazed obscure window to front, modern fitted suite comprising close coupled w.c., pedestal wash hand basin with tiled splash backs, vinyl flooring.

LIVING ROOM 14' 0" x 12' 1" (4.26m x 3.68m)

Upvc double glazed window to front, television point, telephone point, under stairs storage cupboard, door leading to dining kitchen.

DINING KITCHEN 15' 3" x 10' 4" (4.64m x 3.15m)

Upvc double glazed window to rear, modern fitted kitchen with matching wall and base cabinets and work surface over, stainless steel 1.5 bowl sink unit, built in



stainless steel electric oven, 4 ring gas hob, stainless steel extractor hood, space and plumbing for washing machine, space for fridge / freezer, radiator television point, French patio doors leading out to rear garden, vinyl floor.

FIRST FLOOR ACCOMMODATION

LANDING

Loft access, doors to bedrooms and bathroom, radiator.

BEDROOM ONE 12' 2" x 11' 1" (3.71m x 3.38m)

Upvc double glazed window to front, radiator, television point, door to en-suite.

EN-SUITE 5' 8" x 5' 6" (1.73m x 1.68m)

Upvc double glazed window to front, fitted suite comprising low level w.c., pedestal wash hand basin, tiled splash backs, fully tiled shower cubicle, vinyl flooring.



BEDROOM TWO 9' 1" x 8' 10" (2.77m x 2.69m)

Upvc double glazed window to rear, radiator.

BEDROOM THREE 9' 1" x 6' 4" (2.77m x 1.93m)

Upvc double glazed window to rear, radiator.

FAMILY BATHROOM 6' 5" x 5' 7" (1.95m x 1.70m)

Upvc double glazed window to side, modern fitted suite comprising close coupled w.c., pedestal wash hand basin, panelled bath with mixer shower over, tiled surrounds, vinyl flooring.

EXTERNALLY



PARKING

There is one allocated parking space.

SINGLE GARAGE

Single garage with up and over door.

REAR GARDEN

Fully enclosed by fencing panels, mainly laid to lawn, graveled patio area, gated rear access.