

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.



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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 D

PROPERTY RATING

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		64 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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19 Tying Park
Calne, SN11 0QF

£300,000

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

charles faye
sales and lettings

19 Tynning Park, Calne

CHAIN FREE! A delightful three bedroom link detached house featuring a pretty rear garden overlooking a wooded copse. The property is situated on the South side of the town and is within walking distance to local schooling in the area. The property is well proportioned and includes an entrance hall with cloakroom off and a spacious living room. There is a separate dining room and kitchen, which both overlook the pretty rear garden. To the first floor there are three bedrooms, two being doubles and a refitted shower room. The home boasts a secluded rear garden which is laid to gravel with an array of mature planting and a garden at the front. Driveway parking and a single garage complement the home. Viewing highly recommended.

- Link Detached Home
- Two Reception Rooms
- Three Bedrooms
- Private Rear Mature Garden
- Cul-de-Sac Location
- Guest Cloakroom
- Driveway & Garage
- CHAIN FREE

PROPERTY FRONT

Steps leading to canopied entrance area with outside courtesy light.

ENTRANCE HALL

Upvc double glazed panel to front, doors to living room and cloakroom, radiator, wooden flooring, radiator.

CLOAKROOM 6' 6" x 3' 2" (1.98m x 0.96m)

Upvc double glazed obscure window to front, fitted suite comprising close coupled w.c., wall mounted wash hand basin with tiled splash backs, wooden flooring, radiator.

LIVING ROOM 18' 0" x 12' 1" (5.48m x 3.68m)

Upvc double glazed window to front, ceiling coving, stairs rising to first floor, electric fire with surround, two radiators, television and telephone point, door to dining room.



DINING ROOM 9' 8" x 8' 11" (2.94m x 2.72m)

Upvc double glazed window to rear, radiator, opening to kitchen, upvc double glazed door leading to rear garden.

BREAKFAST KITCHEN 12' 2" x 7' 10" (3.71m x 2.39m)

Upvc double glazed window to rear, fitted with wall and base cabinets with work surface over, stainless steel sink unit, tiled splash backs, freestanding electric oven, space and plumbing for washing machine, space for fridge freezer, wall mounted gas boiler supplying domestic hot water and central heating, under stairs cupboard, radiator, tiled flooring.

FIRST FLOOR ACCOMMODATION

LANDING

Upvc double glazed window to side, loft access, doors leading to bedrooms and family bathroom.



BEDROOM ONE 11' 7" x 10' 6" (3.53m x 3.20m)

Upvc double glazed windows to front and side, built in wardrobe, radiator.

BEDROOM TWO 10' 11" x 9' 0" (3.32m x 2.74m)

Upvc double glazed window to rear, built in wardrobe, radiator.

BEDROOM THREE 8' 4" x 7' 2" (2.54m x 2.18m)

Upvc double glazed window to front, radiator.

FAMILY BATHROOM 6' 9" x 5' 7" (2.06m x 1.70m)

Upvc double glazed obscure window to front, fitted suite comprising close coupled w.c., pedestal wash hand basin, large fully tiled shower cubicle, tiled surrounds, radiator, tiled flooring.



EXTERNALLY

FRONT GARDEN

Mature flowers and shrubs.

DRIVEWAY PARKING

There is driveway parking for two vehicles to the side of the property.

SINGLE GARAGE 15' 8" x 8' 3" (4.77m x 2.51m)

Up and over door, eaves storage, power and light, personal door to garden.

REAR GARDEN

The garden is fully enclosed and enjoys a great deal of privacy overlooking a wooded copse. There is a paved patio area, established flowers, trees and shrubs and the remainder is laid to gravel.

