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 Tyning Park and then right again, follow the road along and the property can be found on the right hand side.

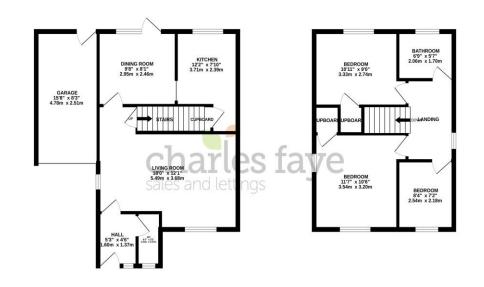


GROUND FLOOP

1ST FLOOR

VIEW ONLINE

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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

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 likeminded 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



Charles Faye Estate Agents 25 High Street Calne Wiltshire SN11 OBS 01249 822555 sales@charlesfaye.co.uk lettings@charlesfaye.co.uk www.charlesfaye.co.uk





19 Tyning Park Calne, SN11 0QF

£300,000

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

19 Tyning Park, Calne

CHAIN FREE! A delightful three bedroom link detached house featuring a pretty rear garden over looking 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

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.



- Cul-de-Sac Location
- Guest Cloakroom
- Driveway & Garage
- CHAIN FREE



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.





FRONT GARDEN Mature flowers and shrubs.

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.

EXTERNALLY

DRIVEWAY PARKING



