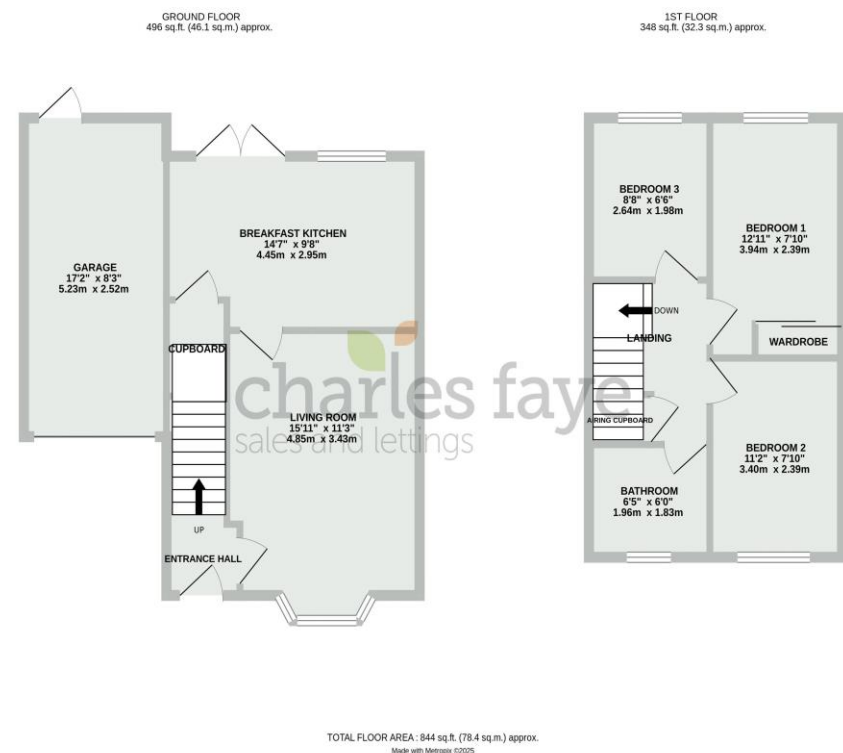


## DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right on to Wood Street and turn right at the mini roundabout on to Oxford Road. Go straight across at the next roundabout and take the second turning on the right into Abberd Way. Follow this road along and go past the school on the right. At the top of the road turn right into Westerham Walk and take the second turning on the left in to Portland Way. Take the next left in to Purbeck Place and the property can be found a short way along on the right hand side.



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.

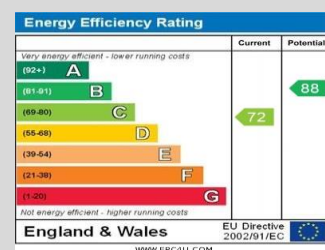
## FINANCIAL ADVICE

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



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



17 Purbeck Place  
Calne, SN11 8LN

£332,000

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

charles faye  
sales and lettings



17 Purbeck Place, Calne

CHAIN FREE! A light, bright and well presented 3 bedroom link attached house situated within a quiet cul-de-sac location. The accommodation on offer includes an entrance hall, living room, dining kitchen with French doors leading to rear garden. To the first floor there are three bedrooms two being doubles and the principle bedroom having built in wardrobes, all are complemented by the family bathroom. Externally there is an enclosed rear garden and garage with driveway parking to the front. The rear garden is tiered with far reaching views and a good size patio stretching across the rear of the property. There is access to the front of the property through the garage.

- Link Detached
  - Dining Kitchen
  - Three Bedrooms
  - Driveway Parking
- Placed In A Cul de Sac
  - 15'11 x 11'3 Living Room
  - South Westerly Facing Garden
  - Single Garage

PROPERTY FRONT

Block paving leading to the entrance door.

ENTRANCE HALL

Ceiling coving, stairs rising to first floor, glazed door to living room, laminate flooring.

**LIVING ROOM** 15' 11" x 11' 3" (4.85m x 3.43m) Into Bay  
Upvc double glazed bay window to front, ceiling coving, television point, two radiators, glazed door to dining kitchen, laminate flooring.

**DINING KITCHEN** 14' 7" x 9' 8" (4.44m x 2.94m)  
Upvc double glazed window to rear, fitted with wall and base units with work surface over, sink unit, tiled splash backs, built in oven, 4 ring gas hob with extractor canopy over, space and plumbing for washing machine and dishwasher, space for fridge/freezer, housed gas boiler supplying hot water and central heating, radiator, large under stairs storage cupboard, upvc French doors to rear garden, tiled flooring.



FIRST FLOOR ACCOMMODATION

LANDING

Loft access, airing cupboard, doors to bedrooms and family bathroom.

**BEDROOM ONE** 12' 11" x 7' 10" (3.93m x 2.39m)  
Upvc double glazed window to rear, fitted wardrobes with mirror sliding doors, radiator.

**BEDROOM TWO** 11' 2" x 7' 10" (3.40m x 2.39m)  
Upvc double glazed window to front, radiator.

**BEDROOM THREE** 8' 8" x 6' 6" (2.64m x 1.98m)  
Upvc double glazed window to rear, radiator, laminate flooring.



**FAMILY BATHROOM** 6' 5" x 6' 0" (1.95m x 1.83m)  
Upvc double glazed obscure window to front, fitted suite to include, close coupled w.c., pedestal wash hand basin, panelled bath with shower over, tiled surrounds, ladder style radiator, tiled flooring.

EXTERNALLY

FRONT GARDEN

Laid to lawn.

DRIVEWAY PARKING

There is block paved and tarmac driveway to the front of the garage.



SINGLE GARAGE

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

REAR GARDEN

The rear garden enjoys a south westerly facing aspect and has been arranged to offer areas to entertain and relax in. Next to the home is a paved patio area suitable for 'Al Fresco' dining with steps leading down to the lawn area. There are raised flower beds dividing the patio and lawn and borders are filled with mature planting, small garden shed, outside tap, door to garage.

