

# BLOUNT & MASLIN

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## 23, The Maltings, Malmesbury

Price Guide £450,000

A well presented and attractive home (1158 sq ft) on a sought after riverside development, close to the town and open countryside.

3 double bedrooms, 2 bath/shower rooms - one en suite. Hall, cloakroom, sitting room, study (former 4th bedroom), kitchen, dining room, garden room.

Walled courtyard style garden, garage.



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# 23 The Maltings, Malmesbury

## The Property

Built around 1990, this attractive double fronted house has a stone facade and benefits from stone window surrounds with leaded-light double glazed windows. It is presented in excellent order with the current owners having refurbished the house in recent years. Works included replacement of the boiler, new kitchen units and a garden room. In addition they have created an en suite shower to the master bedroom.

## The Accommodation

The front door leads into a hall with wood flooring that continues into the kitchen and cloakroom, the latter having a vanity basin and further built-in storage. There is a useful cupboard for coats and shoes. On the left is the good sized dual aspect sitting room, with double doors into the garden. The fireplace has a stone surround and is fitted with a gas coal-effect fire. The dining area has a deep under-stair cupboard and double doors into the garden room, which has a tiled floor and access to the garden. The kitchen at the front is well equipped with a built-in electric oven, gas hob and extractor over. The fridge, freezer and washing machine are all integrated and there is space for a dishwasher. There is a fitted water softener, a larder rack and magic corner cupboard. There is a window on the half landing overlooking the garden. The main landing has a linen cupboard which also houses the gas boiler. There is access to the loft which has a ladder and light. The master bedroom has extensive fitted wardrobes and an excellent en suite shower. There are two further double bedrooms and a single bedroom, currently used as a study. The family bathroom has a shower over the bath.

## Outside

At the front there are areas of lawn flanking the path to the front door with a shrub border to the left hand side. At the rear there is a walled courtyard style garden which is paved with raised borders. External power and tap, with a gate leading to the rear. There is an area of communal garden adjacent to the river.

## Garage

A short distance from the rear of the house is a block of four garages. The far left hand one belongs to the property and is of a generous size with power, light and eaves storage.

## General

All mains connected. The gas fired combination boiler in the the cupboard on the landing. Council Tax band E - £2,932.62 payable for 2024/25. EPC rating band C - 70. There is a management company consisting of a selection of residents and a service charge for maintenance of communal areas, and a sinking fund for the road, currently £300 per annum.

## Location

Malmesbury lies close to the border of Wiltshire and Gloucestershire, 14 miles south of Cirencester and 10 miles north of Chippenham, with Swindon 16 miles to the east and Bath 24 miles to the west. It has a good selection of shops including a Waitrose supermarket, a regular farmers' market, a library, museum, leisure centre with pool, two primary schools and an Ofsted rated Outstanding secondary school. It is also home to the UK headquarters of Dyson, who employ over 3000 people. J17 of the M4, 5 miles south, provides access to the area's major employment centres and there are trains to Paddington in just over an hour from Chippenham, Kemble and Swindon.

## Directions to SN16 0RN

At the top of the High Street bear left and continue to the Triangle. Here turn left onto Bristol Street and almost immediately left into Burnvale, which leads to The Maltings.

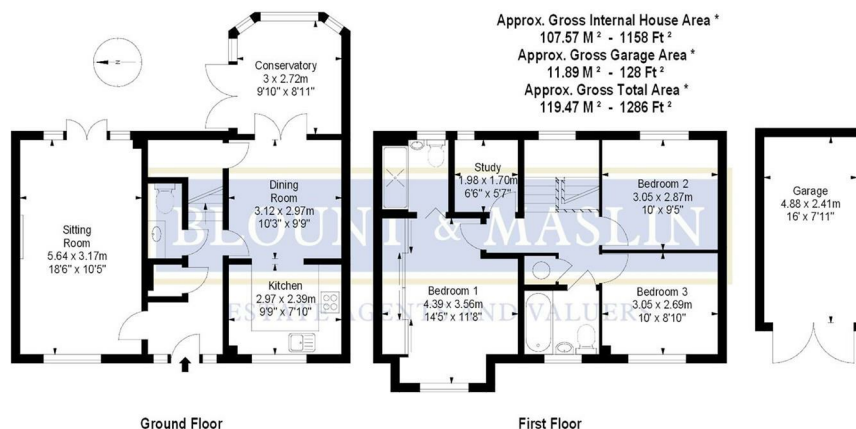


Illustration For Identification Purposes Only. Not To Scale

\* As Defined by RICS - Code of Measuring Practice