

# BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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## 8, John Betjeman Close, Malmesbury      Price Guide £475,000

A well maintained detached bungalow (948 sq ft) with a private south-facing garden.

3 bedrooms, shower room. Lobby, sitting room, kitchen/breakfast room, cloak/utility room.

Large garden, ample driveway parking, large garage (248 sq ft).



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# 8 John Betjeman Close, Malmesbury

## The Property

Built in the late 1980s, this detached bungalow occupies a generous plot and enjoys a south facing garden. There is ample parking on the driveway in front of the large single garage. The windows have been replaced with UPVC units and central heating is provided by a gas boiler.

## The Accommodation

Canopy porch and front door leading into a lobby with a further door to the sitting room. This has a reconstituted stone fireplace with scope for a gas fire, and a rectangular bay window to the front. A glazed door leads to the kitchen/breakfast room which has a range of wall and base units with an electric cooker and extractor over. A door leads to a side lobby with an external door to the drive, and an internal door to a cloak/utility room with under-counter space for a washing machine. From the inner hall there is access to the airing cupboard with the hot water cylinder and also the insulated loft space. The main bedroom at the front has one wall of fitted wardrobes, with a further double bedroom at the rear. There is a shower room with built-in storage cupboards and bedroom three is currently used as a study and provides access to the conservatory, which has double doors in to the garden.

## Outside

The block paved drive provides parking for several vehicles plus a path leading off to the front door, with a lawned area and shrubs adjacent. Twin gates lead to further parking in front of the garage. Adjoining the rear is a paved terrace and a large area of lawn with well stocked borders and trees.

## Garage

Eaves storage, power and light. Window to rear and side door to the garden.

## General

The property is freehold. All mains are connected. The Vaillant gas boiler in the kitchen supplies central heating and hot water. Council tax band D - £2,399.42 payable for 2024/25. EPC rating D - 66.

## 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 9TZ

At the top of Malmesbury High Street, bear left and continue past the Abbey to the triangle. Here turn right and continue down Gloucester Road, over the roundabouts and branch right onto the Reeds Farm Estate. Take the second left into Michael Pym's Road and then the second left into John Betjeman Close.

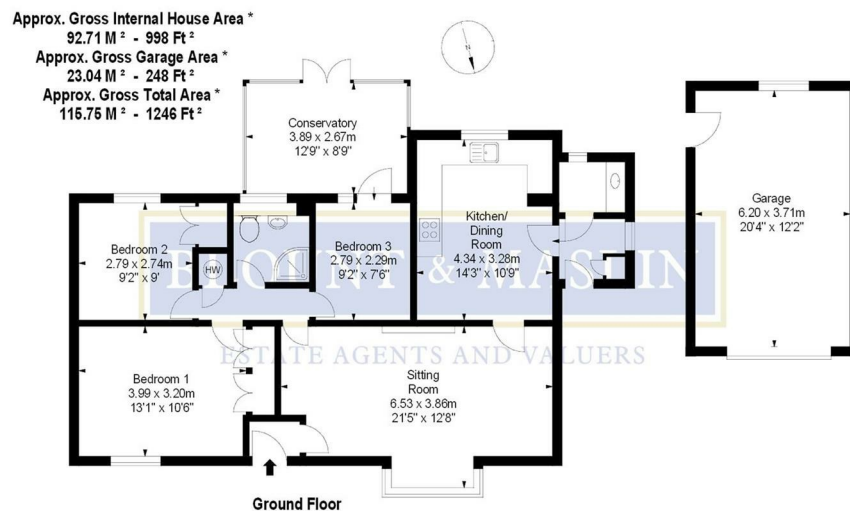


Illustration For Identification Purposes Only. Not To Scale

\* As Defined by RICS - Code of Measuring Practice