

# BLOUNT & MASLIN

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## 19, The Maltings, Malmesbury

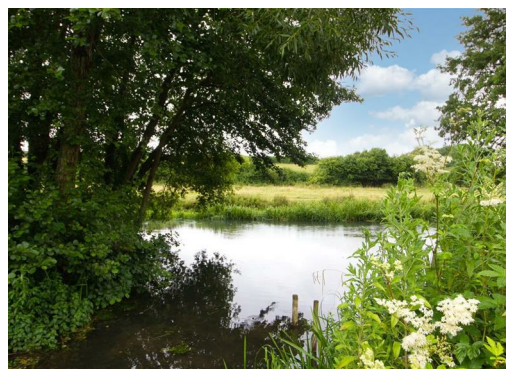
Price Guide £400,000

A well presented riverside home (1063 sq ft) on this sought after development, close to the town and open countryside.

3 bedrooms, shower room. Hall, cloakroom, sitting room, kitchen, large conservatory.

Private parking space, easily maintained rear garden, town and country views, garage.

CHAIN FREE.



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# 19, The Maltings, Malmesbury

## The Property

This riverside home was built some 30 years ago and lies in a sought after location, close to the town centre, with a lovely country aspect. The accommodation includes a spacious conservatory off the sitting room at the rear overlooking the garden.

## The Accommodation

The front door leads into the hall with a useful cupboard for coats and shoes, a further very large under stair storage cupboard with electric points, and a cloakroom with fitted vanity units. The kitchen has wall and base units with an electric double oven, hob and extractor hood. Integrated appliances include dishwasher, washing machine and fridge. The good sized sitting room has a gas coal-effect fire with a recess to either side. A window and double doors lead into the large conservatory with open aspect to rear garden. On the first floor there are three bedrooms, two with river views and all with built-in storage. The fully tiled family shower room has a large walk-in shower, WC and basin. On the landing, there is a cupboard housing the hot water cylinder and loft access.

## Outside

At the front is a block paved parking space with bin storage to the side. A generously-sized garage with power, light and eaves storage is situated a short distance from the property. The rear garden is reached through double doors from the conservatory onto a paved patio and gravelled area with high laurel hedging either side for privacy. A gate and steps lead down to the riverbank.

## General

The property is Freehold. All mains connected. The Alpha gas boiler is housed in a kitchen cupboard. Council Tax band D - £2,399.42 for 2024/25. EPC rating D - 68. 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.

## Malmesbury

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

At the top of the High Street turn left and continue to The Triangle. Here turn left onto Bristol Street and almost immediately left into Burnivale which leads to The Maltings. The Property can be found towards the end of the development on the right.

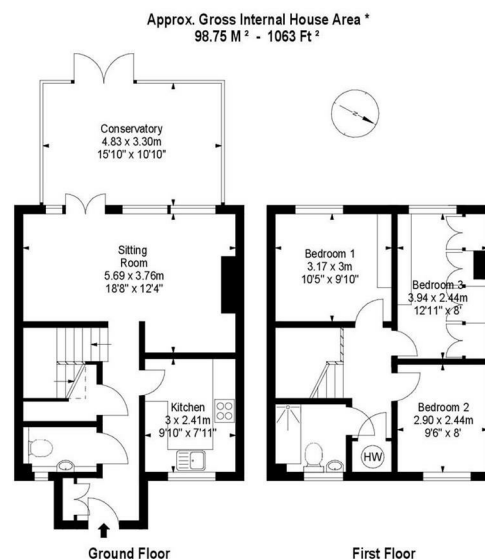


Illustration For Identification Purposes Only. Not To Scale

\* As Defined by RICS - Code of Measuring Practice