

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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17 Vale Leaze, Little Somerford, Chippenham Price Guide £425,000

A well presented detached bungalow (1197 sq ft), with country views, situated in this popular village.

Entrance lobby, reception hall, open plan sitting/dining/family room, kitchen.

3 double bedrooms, shower room. Garden, garage, driveway parking.

NO ONWARD CHAIN



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17 Vale Leaze, Little Somerford, Chippenham

The Property

Built approximately 50 years ago, this detached bungalow (1197 sq ft) is light and airy and occupies a lovely position at the end of a cul-de-sac, with views over adjoining farmland. The current owner has remodelled and refurbished the property throughout. Improvements include installing a well equipped kitchen and updating the shower room with quality sanitary ware. UPVC double glazed windows have been installed together with an electric central heating system. The enclosed rear garden is a manageable size with a lovely open aspect. There is ample driveway parking in front of the garage, which also has access directly from the property via the lobby.

General

Mains drainage, water and electricity are connected. Thermostatically controlled electric central heating. Council Tax Band E - £2717.66 payable for 2024/25. EPC rating band E - 45.

Little Somerford

Little Somerford lies 3 miles south-east of Malmesbury, 9 miles from Chippenham and 13 from Swindon. The village has a free

house pub with good restaurant, a church and a village hall, where there are frequent daytime and evening activities. Great Somerford has a late opening shop, public house and primary school. Junctions 16 and 17 of the M4 are both within a convenient driving distance, providing easy access to the area's major employment centres, including Swindon, Bath and Bristol. Trains to London are available from Kemble and Chippenham, both within 10 miles. There are excellent state and private schools within the area, together with public transport links to the neighbouring towns and villages.

Directions

From Malmesbury head east on the B4042 towards Royal Wootton Bassett. After about two and a half miles branch off right to Little Somerford. Continue down the hill and at the bottom bear left before taking the first left into Vale Leaze. The property will be found at the end of the cul-de-sac.

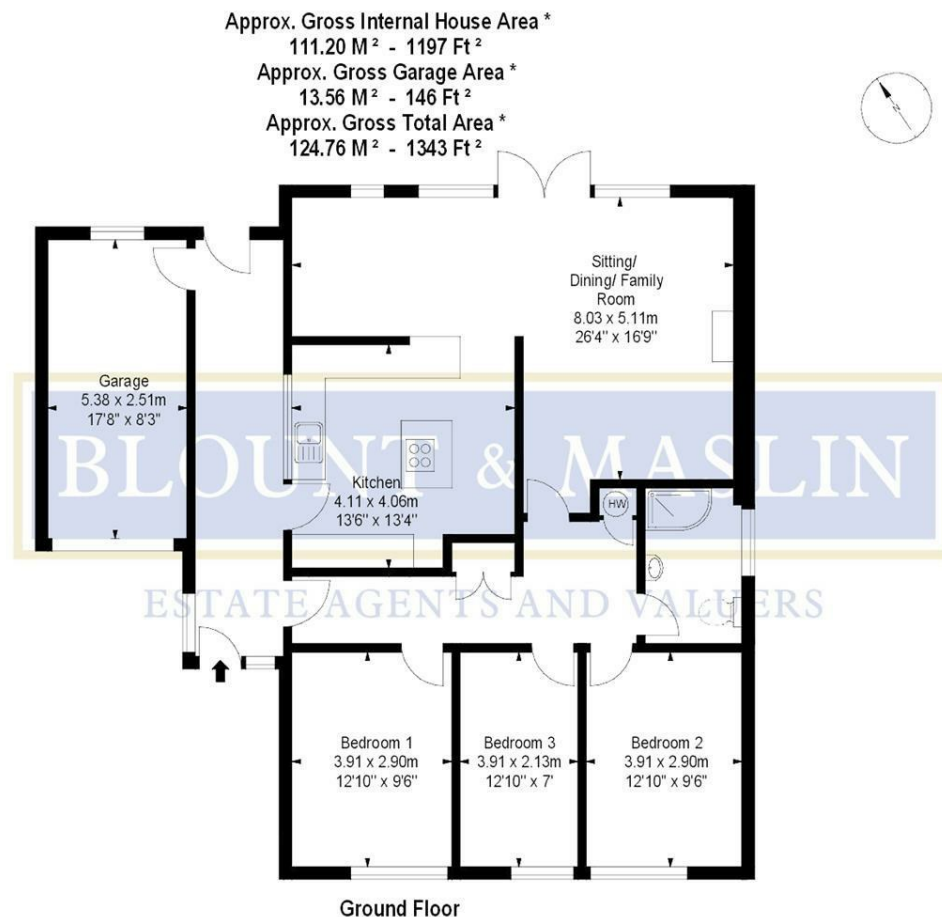


Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice