

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

50 High Street Malmesbury
Wiltshire SN16 9AT

Tel: 01666 825725

sales@blount-maslin.co.uk



6, Filands, Malmesbury

Price Guide £450,000

A 1930s semi-detached house (1136 sq ft), with large garden and potential for enlargement, subject to any necessary permissions.

3 bedrooms, family bathroom. Hall, cloakroom, sitting room, kitchen/dining room, garden room.
Driveway parking, detached single garage.



6, Filands, Malmesbury

The Property

A well presented 1930s semi-detached house with a large rear garden backing onto open countryside. Located in a desirable area, this home has potential for enlargement, subject to any necessary consents.

The ground floor includes a sitting room with a large bow window to the front and an open-plan kitchen/dining room leading to a garden room with access to the garden. Upstairs, there are two double bedrooms, a single bedroom, and a family bathroom.

General

All mains are connected. The gas boiler provides central heating and hot water. UPVC double glazed windows are fitted throughout. Council Tax band D - £2,399.42 payable for 2024/25. EPC rating band D - 61.

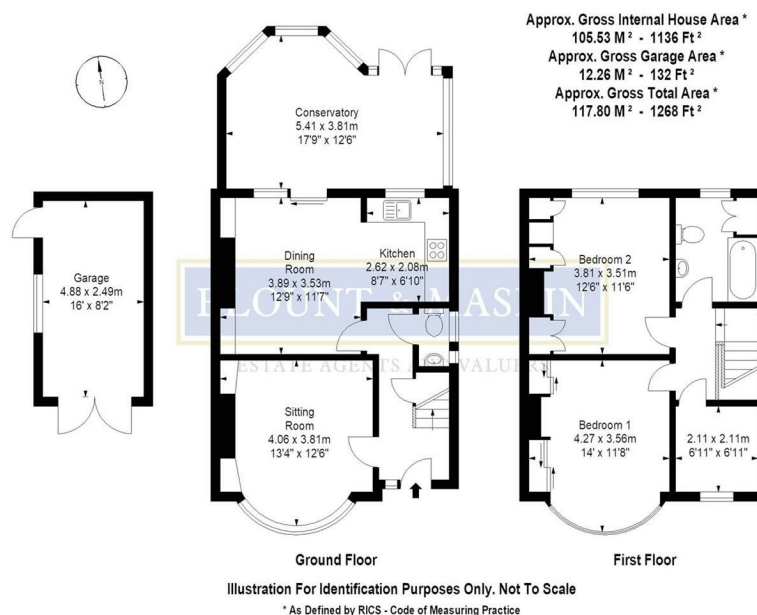
Malmesbury

Reported to be England's oldest borough, dating from around 880AD, Malmesbury is a vibrant market town. Home to a stunning 12th century Abbey, a 15th century Market Cross and a charming High Street with unique, independent shops. There are lovely walks along the beautiful River Avon, fabulous cafes, restaurants, pubs and the oldest Hotel in England. It has a Waitrose supermarket, a regular farmers' market, a library, museum, leisure centre with pool, two primary schools and a 'High Performing Academy' secondary school. It is also home to the UK headquarters of Dyson. Nearby are the popular attractions of Westonbirt Arboretum and

the Cotswold Water Park. The City of Bath is 23 miles to the south-west and 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 and Kemble.

Directions to SN16 9JN

At the top of the High Street, bear left and at the Triangle bear right and continue down Gloucester Road, over the roundabouts and up Tetbury Hill. At the roundabout at the top of the hill, bear right onto the bypass (B4014). Continue along this road and the property can be found on your left, denoted by our 'for sale' board, and opposite the entrance to the Filands View development.



While we take care to ensure the accuracy of our information the following points should be noted: All measurements and distances are approximate. No tests as to the condition or suitability of any services, fixtures or fittings have been carried out and intending purchasers must make their own enquiries. Fitted carpets, curtains and garden ornaments are excluded from the sale unless otherwise stated. Any plans and photographs are illustrative and do not imply such items are included in the sale. These particulars are issued on the understanding that all negotiations are conducted through Blount & Maslin. They are believed to be correct, but their accuracy is not guaranteed.