

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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6 Brooke Close, Malmesbury

Price Guide £450,000

UNEXPECTEDLY RE-AVAILABLE Semi-Detached 3-Storey townhouse with double garage and ample parking with country views

4 bedrooms, family bathroom, en-suite shower room. Sitting room, large kitchen/dining/family room, cloakroom.
NO CHAIN



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The Property

This semi-detached, three storey home was built in 2011 by Redrow Homes and is part of the Cowbridge Mill development located on the eastern edge of the town. With easy access to the town and countryside walks, this well presented 4 bedroom home offers the perfect blend of space, light, and flexibility for family living. With an enviable east-west orientation, the property enjoys an abundance of natural light, creating a bright and airy atmosphere throughout. Boasting good sized living spaces, this home is designed with family comfort in mind, offering ample room to grow. The terraced garden is ideal for outdoor entertaining or relaxation, while the attached double garage and additional parking spaces provide convenience and practicality for multiple vehicles.

General

All mains are connected. The gas boiler in the in the kitchen provides central heating and hot water. Council Tax Band D - £2,177.01 payable for 2024/25. EPC rating C -78. There is an annual service charge for the upkeep of the development, approximately £375 per annum.

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 9FJ

Proceed down Malmesbury High Street, over the River bridge and at the Priory roundabout go straight over onto the B4042 Swindon Road. At the bottom of the hill, turn left into the Cowbridge Mill development. Continue along Sir Bernard Lovell Road and take the second left hand turning into Brooke Close.

