

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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Tetbury Hill, Malmesbury

Price Guide £525,000

An individual detached two bedroom bungalow (1028 sq ft) with mature gardens and close to town.

Sitting room, kitchen/diner, inner hall, sun room, 2 bedrooms, both with en-suites, cloakroom/utility. Single garage with ample driveway parking. Front and rear gardens.



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The Property

This charming two bedroom bungalow is set back from the road, offering a sense of privacy with ample driveway parking for several cars and a single garage with electric door. The property features an abundance of windows, creating a light and airy living space throughout. The bungalow offers two double bedrooms, both with en-suites, a spacious sitting room, generous inner hallway, a sunny kitchen/diner with a two oven electric Aga, and a useful cloakroom/utility. A sunroom provides additional space for relaxation and enjoyment of the surrounding gardens. The well kept front and rear gardens are beautifully landscaped with stone raised beds filled with a variety of mature shrubs and trees. Pergolas enhance the outdoor space, creating private areas perfect for enjoying the sun in peace and tranquility. Overall, this bungalow offers a comfortable and private living environment with stunning outdoor spaces and with the additional benefit of being close to local amenities.

General

Mains water, electricity and drainage are connected. An oil fired external boiler supplies central heating and hot water. UPVC double glazing throughout. Council tax band E - £2932.62 payable for 2024/25. EPC rating band D - 56.

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 9JR

At the top of the High Street bear left and continue past the Abbey to the Triangle. Here turn right and continue down Gloucester Road, over the two roundabouts and up Tetbury Hill. The house is a short distance on your right, denoted by our 'For Sale' board.

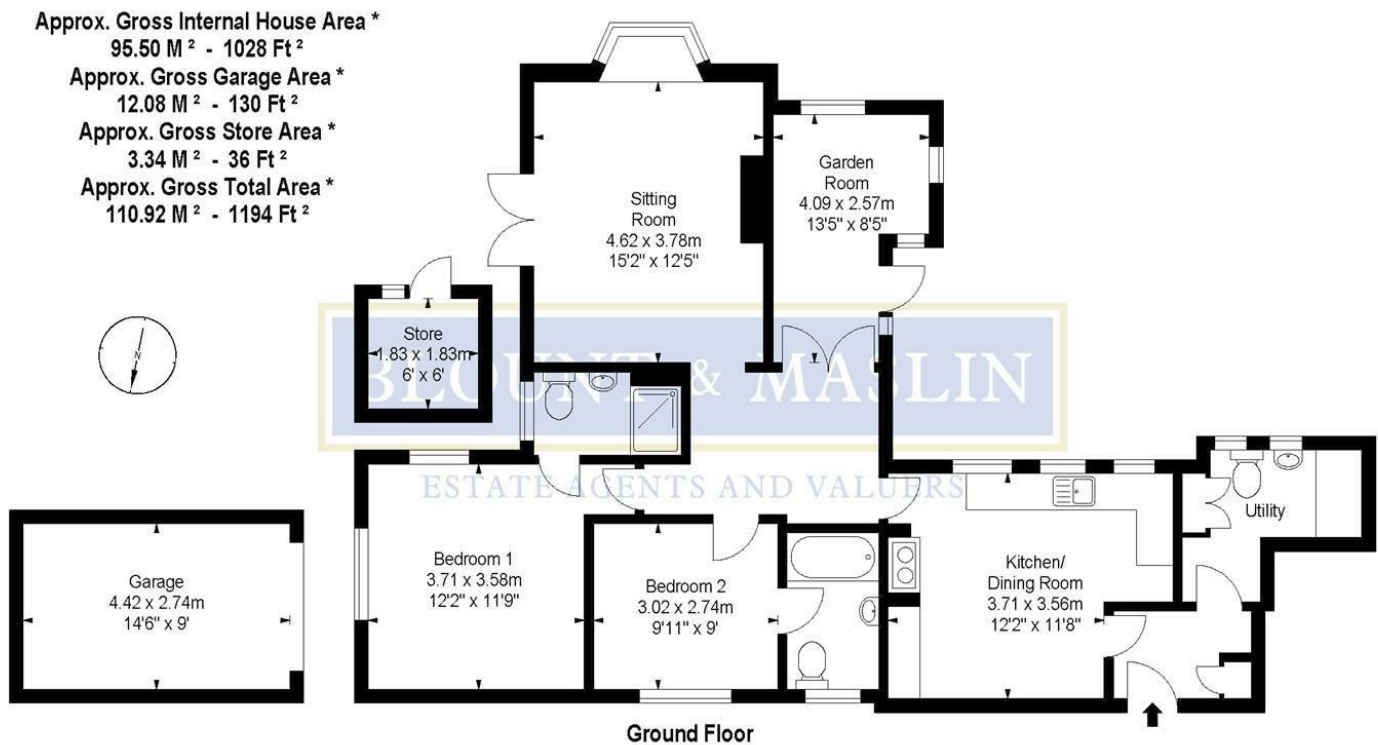


Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice