

# BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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## 39/41 Burnivale, Malmesbury

Price Guide £300,000

A charming cottage in the heart of the town offering potential for modernisation, with countryside views.

2/3 double bedrooms, bathroom. Sitting/dining room, further reception/bedroom 3, fitted kitchen.  
Summerhouse with WC, workshop and gardens





# 39/41 Burnivale, Malmesbury

## The Property

A charming cottage located on a quiet road, yet close to the town centre amenities making it a great location for both peace and convenience. Whilst already perfectly comfortable, this versatile property offers the potential for improvement, especially with its spacious rooms, over three floors, and additional outside workshop and summerhouse, which could be used for a variety of purposes.

## General

All mains are connected. A boiler provides gas central heating and hot water. Council Tax Band B - £1,949.31 payable for 2025/26. EPC D - 48.

## Malmesbury

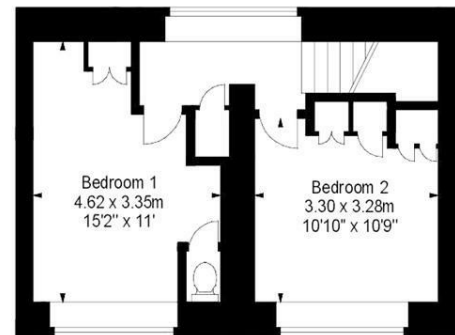
Reported to be England's oldest borough, dating from around 880AD, Malmesbury is a vibrant market town. Home to a stunning 12th century Abbey, a 15th century Market Cross and a charming High Street with unique, independent shops. There are lovely walks along the

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.

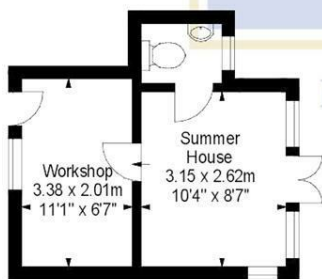
## Directions to SN16 0BL

At the top of the High Street bear left and continue past the Abbey to The Triangle. Here turn left onto Bristol Street and immediately left into Burnivale. The cottage can be found on the right, under a walkway and then immediately on the right.

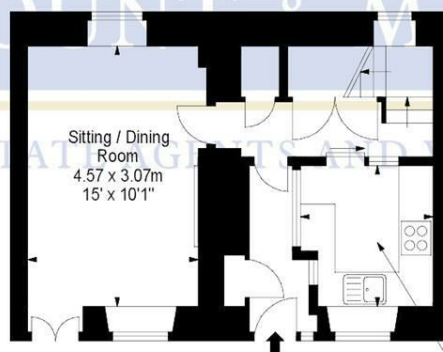
Approx. Gross Internal House Area \*  
101.91 M<sup>2</sup> - 1097 Ft<sup>2</sup>  
Approx. Gross Summer House Area \*  
17.00 M<sup>2</sup> - 183 Ft<sup>2</sup>  
Approx. Gross Total Area \*  
118.91 M<sup>2</sup> - 1280 Ft<sup>2</sup>



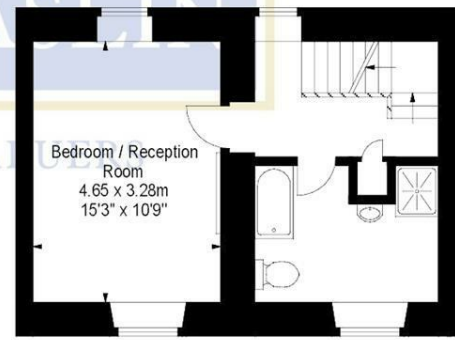
Second Floor



Ground Floor



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale

\* As Defined by RICS - Code of Measuring Practice