

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

50 High Street Malmesbury
Wiltshire SN16 9AT

Tel: 01666 825725

sales@blount-maslin.co.uk



9, Gastons Road, Malmesbury

Price Guide £275,000

FOR SALE BY ONLINE AUCTION - THURSDAY 29TH MAY 2025.

An end of terrace period cottage (987 sq ft) with a parking space and a long rear garden.

3 bedrooms, bathroom with shower. Sitting room, dining room, kitchen, rear lobby.

Large rear garden with two outbuildings.

NO ONWARD CHAIN



9, Gastons Road, Malmesbury

The Property

This period end of terrace cottage dates from the mid 19th Century and has been in the same ownership for the last 40 years. It has been extended at the side and rear, which has recently been signed off with building regulation approval. At the rear is a generous garden, with two outbuildings. There is space to park a small family car in front of the dining room.

The Accommodation

The front door leads into the kitchen, although the current owners normally use the side access, and enter via the rear. The kitchen has a range of units with space for four under-counter appliances and a cooker. There is a wall mounted Worcester gas boiler, and an arch to a lobby with access to the under-stair cupboard. A further arch leads to the sitting room. This has a fireplace surround with an electric fire, and a deep window overlooking the garden. The adjoining dining room has a door to the rear lobby with useful storage, and an external door to the garden. On the first floor, bedroom two has a clothes hanging area and a window overlooking the rear garden. Bedroom three has a built-in desk and a velux window to the side, plus a recess with hanging space. The family bathroom has a shower over the bath, while the airing cupboard houses the hot water cylinder. A door and stairs from the first floor landing lead straight into the main attic bedroom. This is dual aspect with eaves cupboards, and a hatch to a small loft space.

Outside

At the front is a parking space suitable for a small family car with gated access to the left hand side, which leads to the rear. There is extensive paving with a pergola and a decked seating area. Beyond is a brick and stone building previously used as a children's playhouse. Behind is a block-built outbuilding with an internal mezzanine level, and an external overhang. Adjacent is an area of lawn, a raised seating area, and at the far end of the garden is a screened storage area.

General

All mains connected. The gas boiler in the kitchen supplies central heating and hot water. Council Tax band B - £1,866.22 payable for 2024/25. EPC rating band D - 60.

Location

Malmesbury lies close to the border of Wiltshire and Gloucestershire, 14 miles south of Cirencester and 10 miles north of Chippenham, with Swindon 16 miles to the east and Bath 24 miles to the west. It has a good selection of shops including a Waitrose supermarket, a regular farmers' market, a library, museum, leisure centre with pool, two primary schools and an Ofsted rated Outstanding secondary school. It is also home to the UK headquarters of Dyson, who employ over 3000 people. 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, Kemble and Swindon.

Directions to SN16 0BD

At the top of the High Street, bear left and continue past the Abbey to the Triangle. Here turn left onto Bristol Street and take the second right into Gastons Road. The cottage is a short distance on your right hand side.

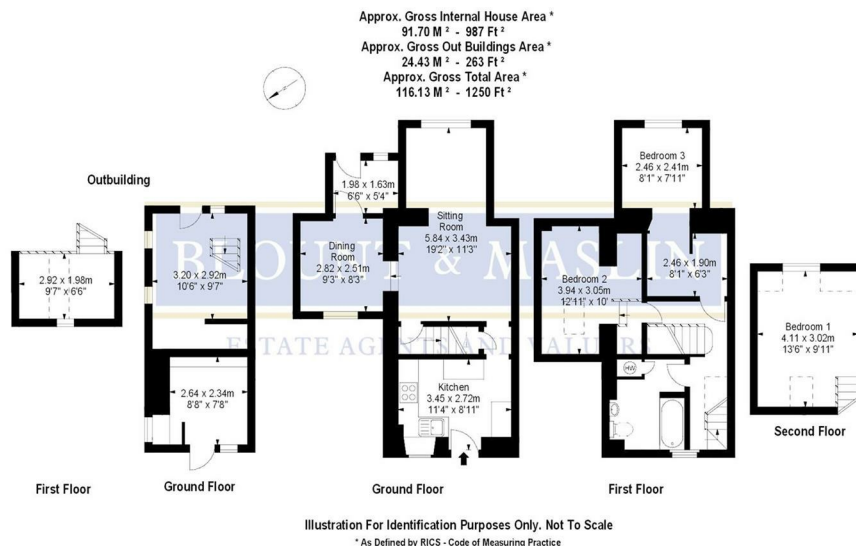
Modern T&C's

This property is for sale via Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The winning bidder, assuming the reserve is met, is granted exclusivity of the property at the winning bid price for 28 days in which they must exchange, or the vendor reserves the right to remarket the property, and the reservation fee will not be returned, they will then have a further 28 days to complete. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3.6% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £5940 inclusive of VAT. The auction is powered and carried out by Whoobid and is subject to terms & conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal documents prior to bidding and seek legal advice. PLEASE REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO THE SALE PRICE.

Fees paid to the auctioneer may be considered as part of the chargeable consideration and may attract stamp duty liability. Bidders will be required to register in order to download the 'legal pack', if you choose to bid on the property, you will be required to complete further identity checks for anti-money laundering purposes, provide card and solicitors details before you are able to place a bid. Properties may be sold prior to public auction if an offer is accepted by the vendors.

****Guide price** - This is an indication of the seller's minimum expectations at auction and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction.

****Reserve price** - Most auctions will be subject to a reserve price, if this figure is not achieved during the auction then the property will not be sold. In normal circumstances the reserve price should be no more than 10% above the guide price.



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.