

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

50 High Street Malmesbury
Wiltshire SN16 9AT

Tel: 01666 825725

sales@blount-maslin.co.uk



3 St Marys Lane, Malmesbury

Price Guide £200,000

FOR SALE BY ONLINE AUCTION - DATE TBC

A Hidden Gem – charming detached period cottage (584 sq ft) with scope for refurbishment and/or enlargement (subject to necessary permissions)

Two bedrooms, shower room. Lobby, kitchen/breakfast room, living room.
Surrounded by mature gardens. Right of Access via a pedestrian pathway only.
CHAIN FREE



www.blount-maslin.co.uk



3 St Marys Lane, Malmesbury

The Property

FOR SALE BY ONLINE AUCTION - DATE TBC. Pre-Auction Offers Considered.

Tucked away in the very heart of the town, this delightful detached period cottage is full of character and potential. With Right of Way access along a pedestrian walkway only, the property offers a rare opportunity to create a truly special home, with scope for enlargement (subject to the necessary permissions). In need of refurbishment, the cottage currently comprises an entrance lobby, ground floor shower room, kitchen/breakfast room, and a cosy living room. Upstairs, there are two bedrooms. Surrounding the property are beautifully established gardens, featuring mature planting that provide a peaceful and private setting – a true haven just moments from the town's amenities. An exciting project for those seeking charm, privacy, and potential in a central location.

General

All mains connected. A gas boiler provides hot water and heating. Council Tax Band D - ££2,506.25 payable for 2025/26. EPC rating E - 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. The nearest airport is at Bristol and London Heathrow is within easy reach along the M4.

Modern Auction T&Cs

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 auction will run for 3 hours on a set date and time

chosen by the vendor of the property. The winning bidder, assuming the reserve is met, is legally bound to exchange on the property and pay a 10% deposit similar to a traditional auction house sale and they will have 28 days to complete, please check the legal paperwork to confirm deposit amount. 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 £5,940 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 and provide card 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.

Directions to SN16 0AN

At the top of the High Street bear left and continue past the Abbey to the Triangle. Here turn left into St Mary's Street and take the first right into St Mary's Lane. Just past the small car park on the left, turn left and continue along the pathway. What3Words: third.scarcely.contracting

