

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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Wiltshire SN16 9AT

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2a Pool Gastons Road, Malmesbury

Price Guide £550,000

A 3 bedroom bungalow (1283 sq ft) in need of modernisation with planning permission for re-development

Entrance hall, sitting room, dining room, kitchen. Master bedroom with en-suite, 2 further double bedrooms, family bathroom, WC.

Garage, workshop with WC, off-road parking.

Redevelopment opportunity with PP for 2 new dwellings.

CHAIN FREE



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The Property

Set back from the road with good off-road parking and a single garage, this spacious bungalow offers excellent privacy and generous gardens. Inside, the accommodation includes an entrance hall, with an easily accessible large loft space with a window in the roof, a well-proportioned sitting room featuring an open fireplace, a separate dining room, and generous kitchen. There are three double bedrooms, one with en-suite wheelchair accessible shower room, alongside a family bathroom and a separate cloakroom. To the rear, the large garden contains a variety of mature fruit trees. The property benefits from planning permission to create two new dwellings, presenting a rare opportunity for redevelopment or refurbishment of the existing property. An ideal project for those seeking space, potential, and a highly accessible location within walking distance of the town centre and on a convenient bus route.

Planning Permission

Wiltshire.gov.uk Planning Application: PL/2024/07298.

General

All mains connected. Council Tax Band C - £2,227.77 payable for 2025/26. 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. The nearest airport is at Bristol and London Heathrow is within easy reach along the M4.

Directions to SN16 0DG

At the top of the High Street, bear left and continue past the Abbey to the Triangle. Turn right and proceed down Gloucester Road to the mini roundabout. Turn left into Park Road, continue past Willow View Close on the left and take the next left into St Aldhelms Road. Proceed up the hill and take the 3rd right turn into Pool Gastons Road. The bungalow is a short distance down the road and on the left, denoted by our For Sale board.

