

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

50 High Street Malmesbury

Wiltshire SN16 9AT

Tel: 01666 825725

sales@blount-maslin.co.uk



8, The Light, Malmesbury

Price £399,950

A well proportioned townhouse (1703 sq ft) situated towards the western edge of the town, with covered parking for 2 cars and country views.

3 double bedrooms, 3 bath/shower rooms. Hall, cloakroom, large sitting room, kitchen/dining/family room, south facing decked terrace.



www.blount-maslin.co.uk



8 The Light, Malmesbury

The Property

Built in 2013 by award winning Hills Homes, this immaculate town house has elevations of Cotswold stone beneath a reconstituted stone tiled roof. The property comes with the residue of 10 year NHBC warranty and the immaculately presented accommodation is arranged over four floors. The house benefits from a south facing rear aspect and covered parking for two cars.

The Accommodation

There is a canopy porch over the front door which leads into the hall with built-in coats cupboard. To the right is the cloakroom and straight ahead is the kitchen/dining/family room. This has a good range of units and an island, an electric double oven, 4 ring gas hob and extractor over. The dishwasher, fridge, freezer and washing machine are all integrated. The dining area has two windows to rear with country views. On the lower ground floor, at garden level, is the large sitting room with external French doors. On the first floor are two bedrooms, one with built-in wardrobes and an ensuite showers, plus the family bathroom. On the top floor, the master bedroom again has built-in wardrobes and an en suite shower together with a study area on the landing.

Outside

At the rear are gravelled areas with steps either side leading to a decked south facing terrace enclosed by railings. Underneath is covered private parking for two cars. There is a shared path around No. 6 for access to the front of the house.

General

The management company consists of the 10 residents who all have an equal share. The entrance road is private and each resident pays a proportional contribution. No 8 pays £160.71 per annum (which includes a sinking fund) for the public liability insurance and maintenance of the communal areas. All mains connected. The gas boiler is in the cloakroom and the heating and hot water is connected to a Hive system. To avoid self closing

doors, the house has a sprinkler system with a reserve water tank in the sitting room. Council Tax band E - £2,375.39 payable for 2019/20. EPC rating band B - 84. The full report is available on our website, paper copy on request.

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 0FG

At the top of Malmesbury High Street bear left and continue past the Abbey to The Triangle, turning left into Bristol Street. Follow this road and The Light will be found on the left hand side opposite the turning for Bremilham Road.

