



19, Milbourne Park, Milbourne

Price Guide £450,000

An extended mature detached bungalow (1239 sq ft), with a west facing rear garden.

3 good sized bedrooms, bathroom and shower room. Hall, large sitting room, good sized dining room, light and airy kitchen/breakfast room, utility room.

Garage, driveway parking for 4 cars, garden shed.



19 Milbourne Park, Milbourne

The Property

Built in the 1970's, this detached bungalow was substantially extended some 35 years ago and, over the last 13 years, the current owners have made numerous other improvements. It enjoys a mature garden, benefitting from a westerly aspect.

The Accommodation

The front door leads into a L shaped hall which has a coats hanging cupboard and a radiator cover disguising the consumer unit and electricity meter. There is ladder access to the part boarded loft. The large dual aspect sitting room has a lovely aspect onto the garden with sliding doors providing easy access. Next door is the good sized dining room, with a door leading off to the kitchen/breakfast room. This is dual aspect, south and west, making it a lovely bright room, and again overlooks the garden. There is a built-in electric oven, microwave, induction hob and extractor over. The fridge and freezer are integrated and there is space for the dishwasher. There is internal access to the garage and a utility room off, with stacking provision for the washing machine and tumble drier, plus a sink unit. Off the hall, the main bedroom has built-in wardrobes plus cupboards over the bed position. The second bedroom is another double room, and is 'jack and jill' to the adjacent family bathroom. This has a shower over the bath, WC with enclosed cistern and a vanity basin. The shower room next door is fully tiled and again has a vanity basin. The third bedroom is large enough to accommodate a single bed and office space, and has the airing cupboard off, with the hot water cylinder and a pump for both showers.

Outside

At the front is an area of lawn and a block-paved drive with parking for up to 4 cars. Gated access to the left hand side leads to a bin storage area and the oil tank. There is a paved patio adjoining the rear of the property with access from the kitchen and sitting room. The garden is enclosed by close-boarded fencing and is principally laid to lawn, with deep well stocked borders, several mature trees and a shed.

Garage

18'4" by 9'6" (5.60m by 2.92m)

At present used as a hobbies room and storage with a single pedestrian door and window to front. The former door opening is still in situ should someone wish to reinstate an up and over door. There is power and light, a range of storage cupboard and a bench, plus the oil fired boiler.

Solar panels

There are 16 solar panels on the south facing sitting room roof slope which were installed in 2011. They are on a 25 year index linked term with the current rate 55.37p/kWhs. In addition the Export Tariff is 3.90p/kWhs.

General

Mains water, electricity and drainage are connected. Council Tax Band E - £2,230.27 payable for 2020/21. EPC rating Band C-78. At the front is a charging point for an electric car.

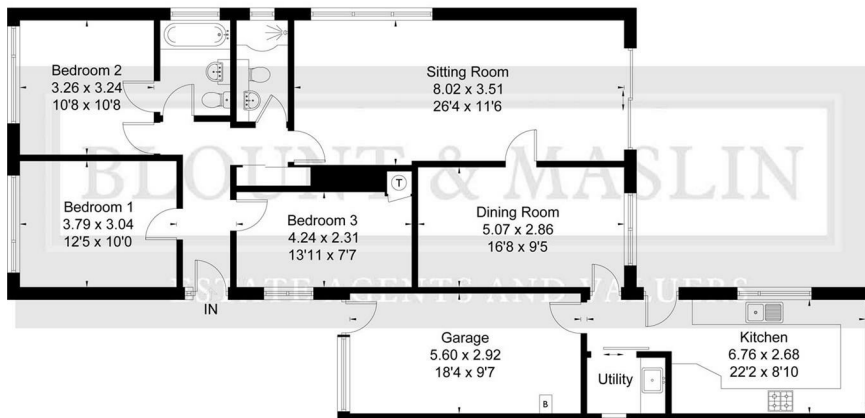
Location

Milbourne is a semi rural location on the outskirts of Malmesbury which is reputed to be one of the oldest boroughs in the country. It has a comprehensive range of shops and services and has a library, museum and sport centre with swimming pool. There are various cultural activities including events at the lovely old Abbey. The proximity of the M4 motorway provides easy road travel to the major employment centres of the area including Swindon, Bath and Bristol. There are mainline train services from Chippenham, Kemble and Swindon.

Directions to SN16 9JE

From the Priory Roundabout on the outskirts of the town, close to the Primary Health Care Centre, proceed up the bypass heading towards Cirencester. At the Wychurch Roundabout take the third exit signposted Minety and turn immediately right into Milbourne Lane. Continue for about 250 yards and turn right into Milbourne Park. Follow the road straight ahead and the property is in the top left hand corner.

Approximate Floor Area = 115.1 sq m / 1239 sq ft
Garage = 16.3 sq m / 175 sq ft
Total = 131.4 sq m / 1414 sq ft



Drawn for illustration and identification purposes only by fourwalls-group.com 268480

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.