

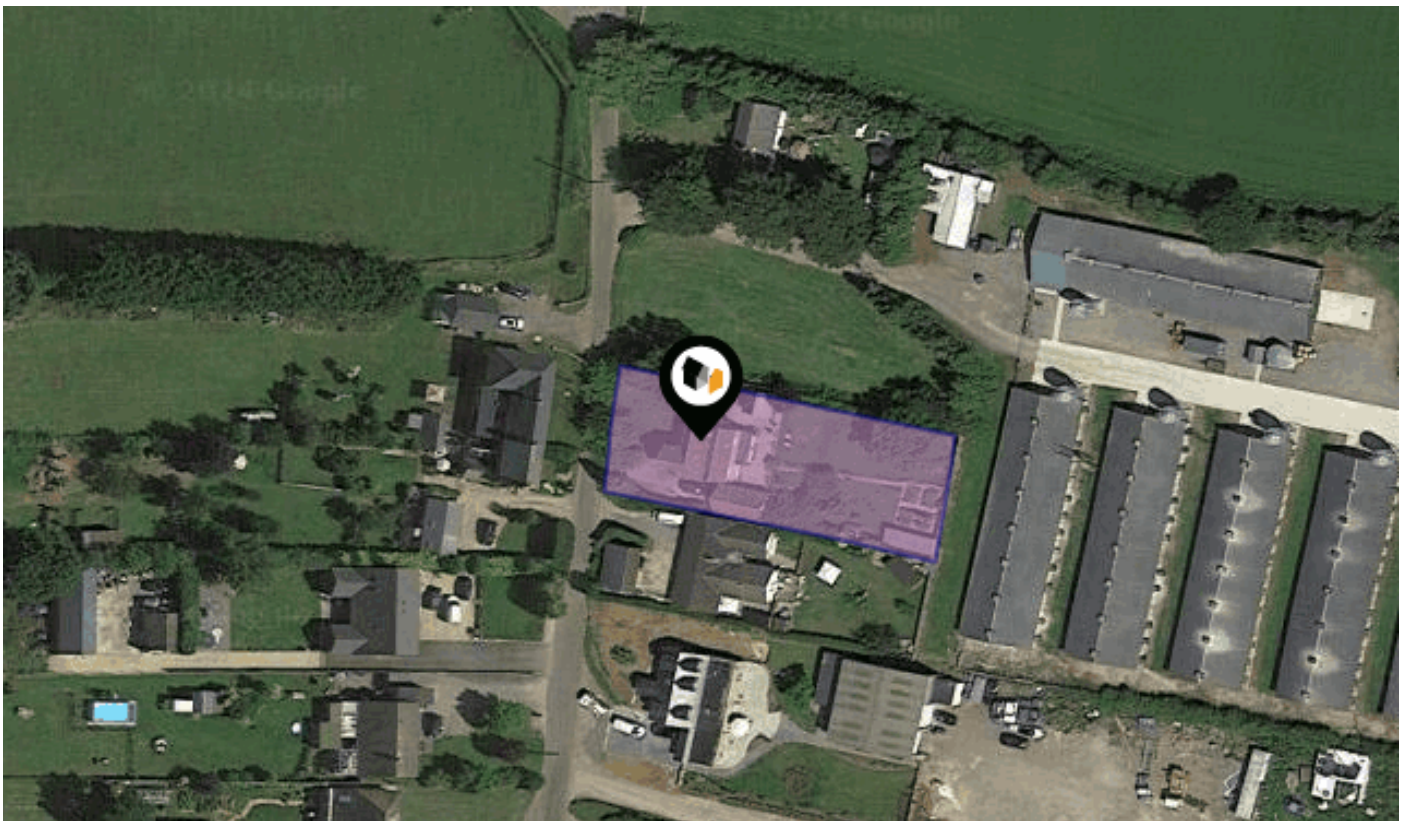


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 18th January 2024



DURLETT, BROMHAM, CHIPPENHAM, SN15

Scott Windle Powered by eXp

07838311550

scott.windle@exp.uk.com

scottwindle.exp.uk.com



<!-- x-tinymce/html -->

<!-- x-tinymce/html --> **Reference; SW0341** Situated in a semi rural position on the edge of the sought after village of Bromham is this individual four bedroom detached property with large garden and 26'1 X 14'11 double garage with ample driveway parking in front. The property occupies a delightful plot of about 0.3 acres and has been extended in more recent years to create a lovely family home. There are some lovely rural walks right on the doorstep and the village centre of Bromham, with a good number of amenities, is just a short distance away. This impressive property offers spacious and well proportioned accommodation arranged over two floors. You enter the house through an entrance porch that leads into a welcoming entrance hallway with the stairs leading to the first floor with useful cupboard underneath. From the hallway there are doors off to the snug / family room with wood burner and the dining room. The dining room is open to the sitting room with another wood burner and there is a door that leads to the kitchen. The kitchen/breakfast room is situated to the rear of the property with views across the rear garden. Off the kitchen is a utility room with a range of wall and base units and downstairs cloakroom, and a boot room/rear lobby that gives access to the garden. To the first floor are four double bedrooms and a modern bathroom with underfloor heating. To the rear is a large, level garden laid mainly to lawn with patio terrace, pergola and summer house. An internal viewing is highly recommended to fully appreciate all that this beautiful property has to offer.

Situation

Bromham is a much sought after village and offers an excellent choice of local amenities including a primary school, nurse, public house, church, post office/general store and butchers. If you enjoy walking there are lots of countryside walks right on the doorstep. Situated close by are the larger Towns of Chippenham, Devizes, Calne & Melksham which offer a wider choice of facilities including a mainline railway station in nearby Chippenham. The M4 motorway is just a short drive away.

***** PLEASE QUOTE REFERENCE; SW0341 *****

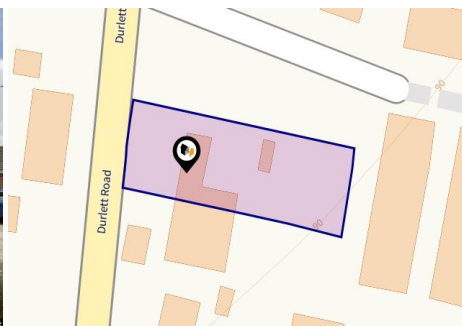
Property Information

Freehold

Council Tax Band; F

Oil Fired Central Heating

EPC Rating; E



Property

Type:	Detached	Last Sold £/ft²:	£216
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,593 ft ² / 148 m ²		
Plot Area:	0.31 acres		
Council Tax :	Band F		
Annual Estimate:	£3,034		
Title Number:	WT138676		
UPRN:	100120989817		

Local Area

Local Authority:	Wiltshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

14 mb/s	58 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





Property
EPC - Certificate

BROMHAM, SN15

Energy rating

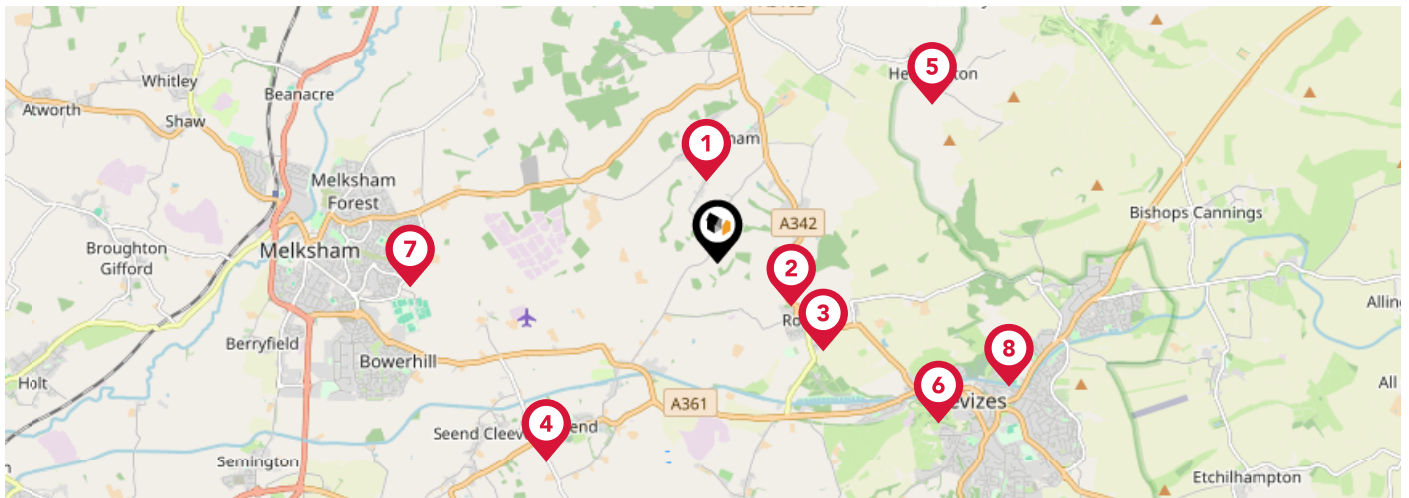
E

Valid until 15.01.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	43 E	
21-38	F		
1-20	G		

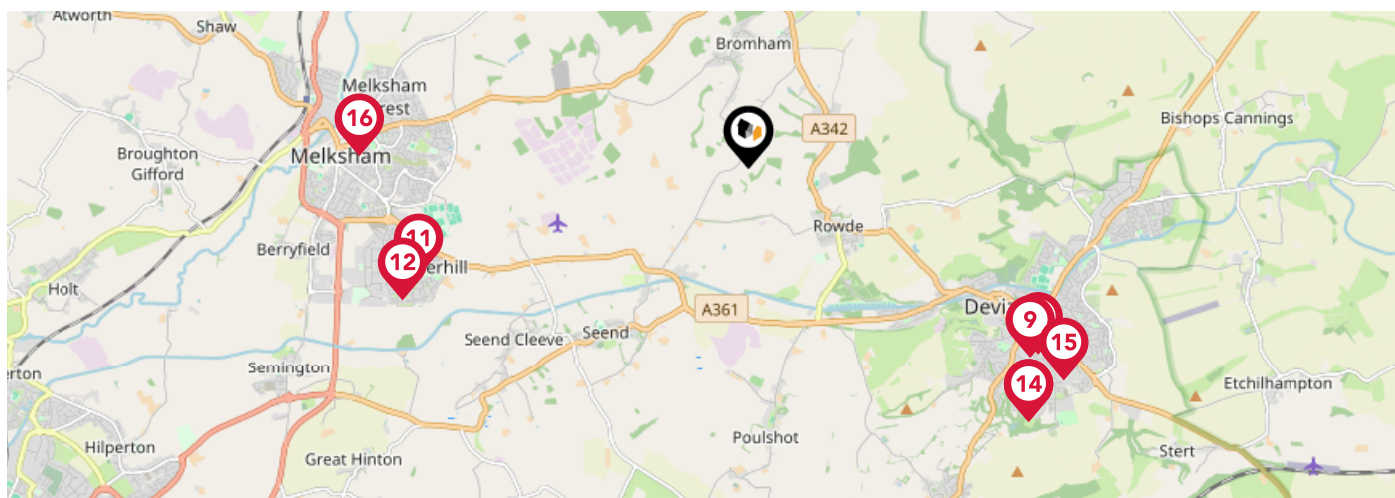
Additional EPC Data









Property Type:	Detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very poor
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Energy:	Average
Main Heating Controls:	Programmer, TRVs and bypass
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, wood logs
Total Floor Area:	148 m ²



		Nursery	Primary	Secondary	College	Private
1	St Nicholas Church of England VC Primary School, Bromham Ofsted Rating: Good Pupils: 88 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Silverwood School Ofsted Rating: Not Rated Pupils:0 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Rowde CofE Academy Ofsted Rating: Inadequate Pupils: 172 Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Seend Church of England Primary School Ofsted Rating: Good Pupils: 118 Distance:2.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Heddington Church of England Primary School Ofsted Rating: Good Pupils: 70 Distance:2.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Joseph's Catholic Primary School, Devizes Ofsted Rating: Good Pupils: 174 Distance:2.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Forest and Sandridge Church of England Primary School Ofsted Rating: Good Pupils: 462 Distance:2.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The Trinity Church of England Primary Academy Ofsted Rating: Good Pupils: 171 Distance:2.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

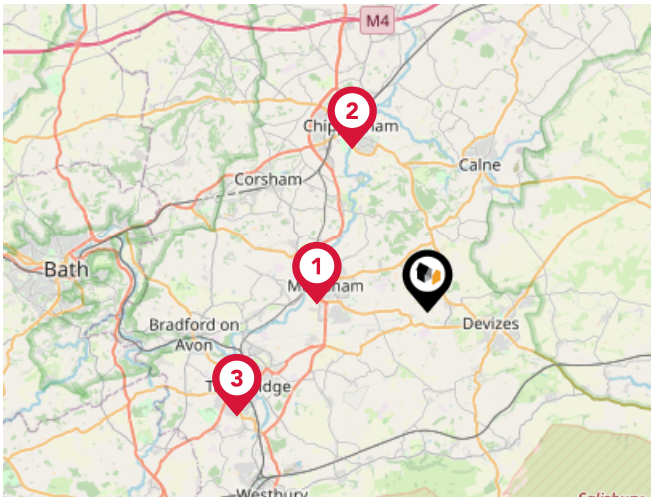
Area Schools



		Nursery	Primary	Secondary	College	Private
	Southbroom Infants' School Ofsted Rating: Good Pupils: 184 Distance:3.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Devizes School Ofsted Rating: Good Pupils: 1075 Distance:3.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Melksham Oak Community School Ofsted Rating: Requires Improvement Pupils: 1192 Distance:3.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bowerhill Primary School Ofsted Rating: Requires Improvement Pupils: 408 Distance:3.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wansdyke School Ofsted Rating: Good Pupils: 228 Distance:3.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Downland School Ofsted Rating: Good Pupils: 91 Distance:3.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Southbroom St James Academy Ofsted Rating: Good Pupils: 206 Distance:3.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	River Mead School Ofsted Rating: Good Pupils: 249 Distance:3.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

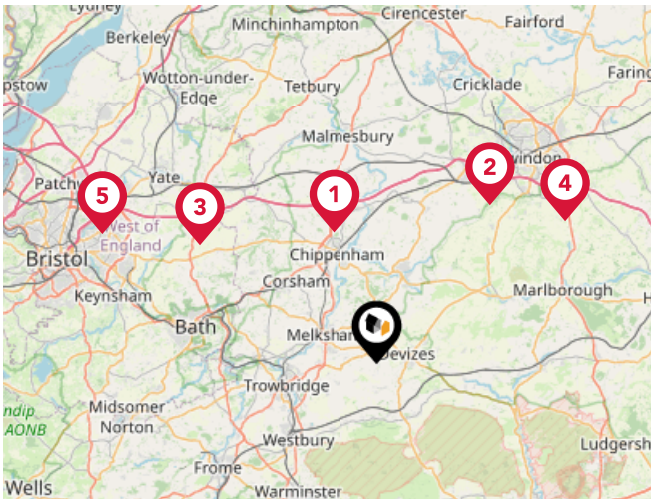
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Melksham Rail Station	4.09 miles
2	Chippenham Rail Station	6.67 miles
3	Trowbridge Rail Station	8.06 miles



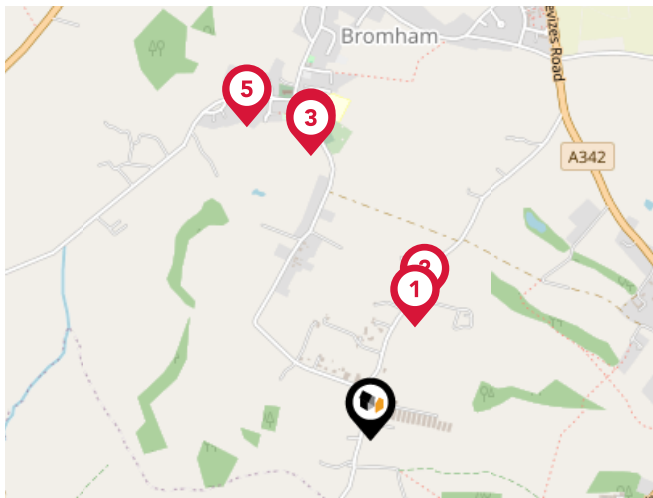
Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J17	10.16 miles
2	M4 J16	14.5 miles
3	M4 J18	15.65 miles
4	M4 J15	17.49 miles
5	M4 J19	22.36 miles



Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	36.11 miles
2	Bournemouth International Airport	42.4 miles
3	Bristol International Airport	28.54 miles
4	Southampton Airport	41.94 miles



Bus Stops/Stations

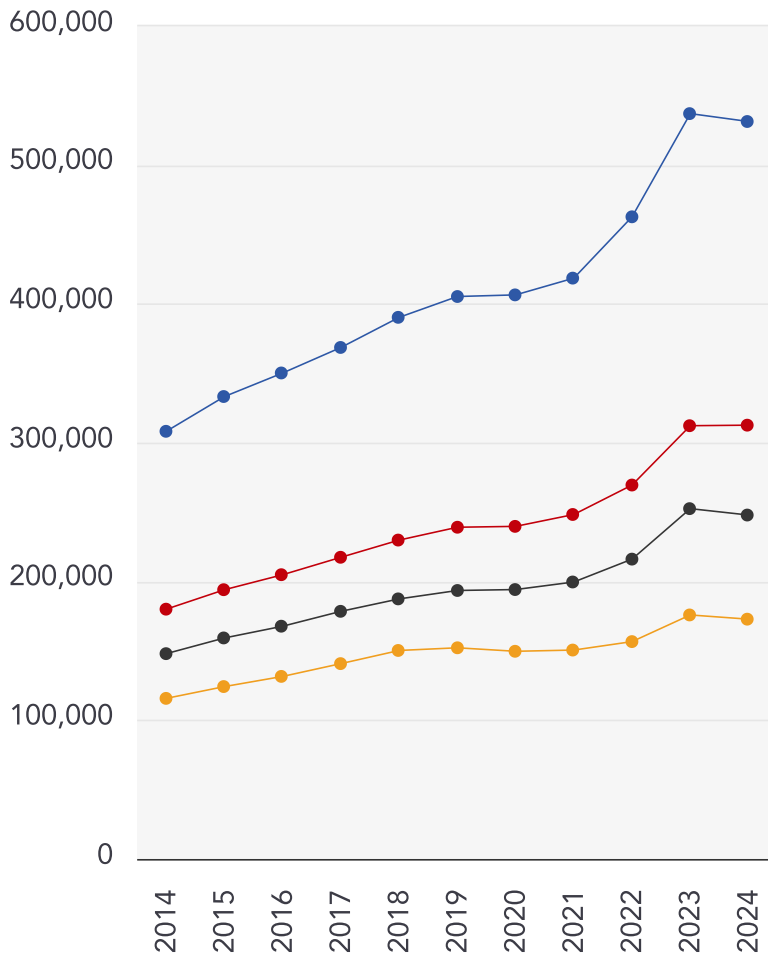
Pin	Name	Distance
1	Lower Farm	0.28 miles
2	Lower Farm	0.33 miles
3	Social Centre	0.67 miles
4	Social Centre	0.68 miles
5	Hunts Mead	0.78 miles

Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in SN15



Detached

+72.44%

Semi-Detached

+73.65%

Terraced

+67.5%

Flat

+49.31%

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Estate Agency is changing and moving away from the traditional High Street which is why I have set up my own agency where I can use my vast levels of experience and offer a truly personal, one to one service, to make the whole process as smooth and stress free as possible for my clients. I pride myself on giving good, honest and sensible advice and will be with you every step of the way, from the initial valuation, to conducting the viewings, negotiating the sale and handing over the keys on completion day.

As I pride myself on my quality service and attention to detail, I only keep a limited number of properties on the market at any one time to ensure I give my utmost attention to my customers, their property, potential buyers and offer you a higher level of service that I feel each customer deserves.

Testimonial 1



We approached Scott when it came to the point of selling our home. After considering a few options, Scott's professional yet friendly approach confirmed we had chosen well. This was my first time selling, and the support given from the start to the end of journey was fantastic. I will have no hesitation in choosing Scott when the time comes to move home again. Absolute professional.

Testimonial 2



Scott was instrumental in us achieving what we wanted out of the sale of our property. He was informative, honest and excellent at communicating throughout the process. As first time sellers we were unsure about what to expect and had an air of anxiety about the process however Scott gave us constant reassurance, really held our hands throughout the whole thing and went over and above to over deliver on our expectations. Highly recommend!

Testimonial 3



Scott has been an absolute savior for us in selling our rental property. He was so knowledgeable and self motivated. He succeeded in providing us with a quick and stress free sale where other agents had failed us. Thank you Scott, you will forever be our go to man for anything home related.

Testimonial 4



My house was on the market for a year with no success. I used Scott to inject some belief into actually selling our home. It was well worth the switch and we sold in a few weeks with two offers!



/scottwindlethelocalpropertyguy



/scottwindlethelocalpropertyguy/



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Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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exp UK

Scott Windle Powered by eXp

07838311550
scott.windle@exp.uk.com
scottwindle.exp.uk.com

