

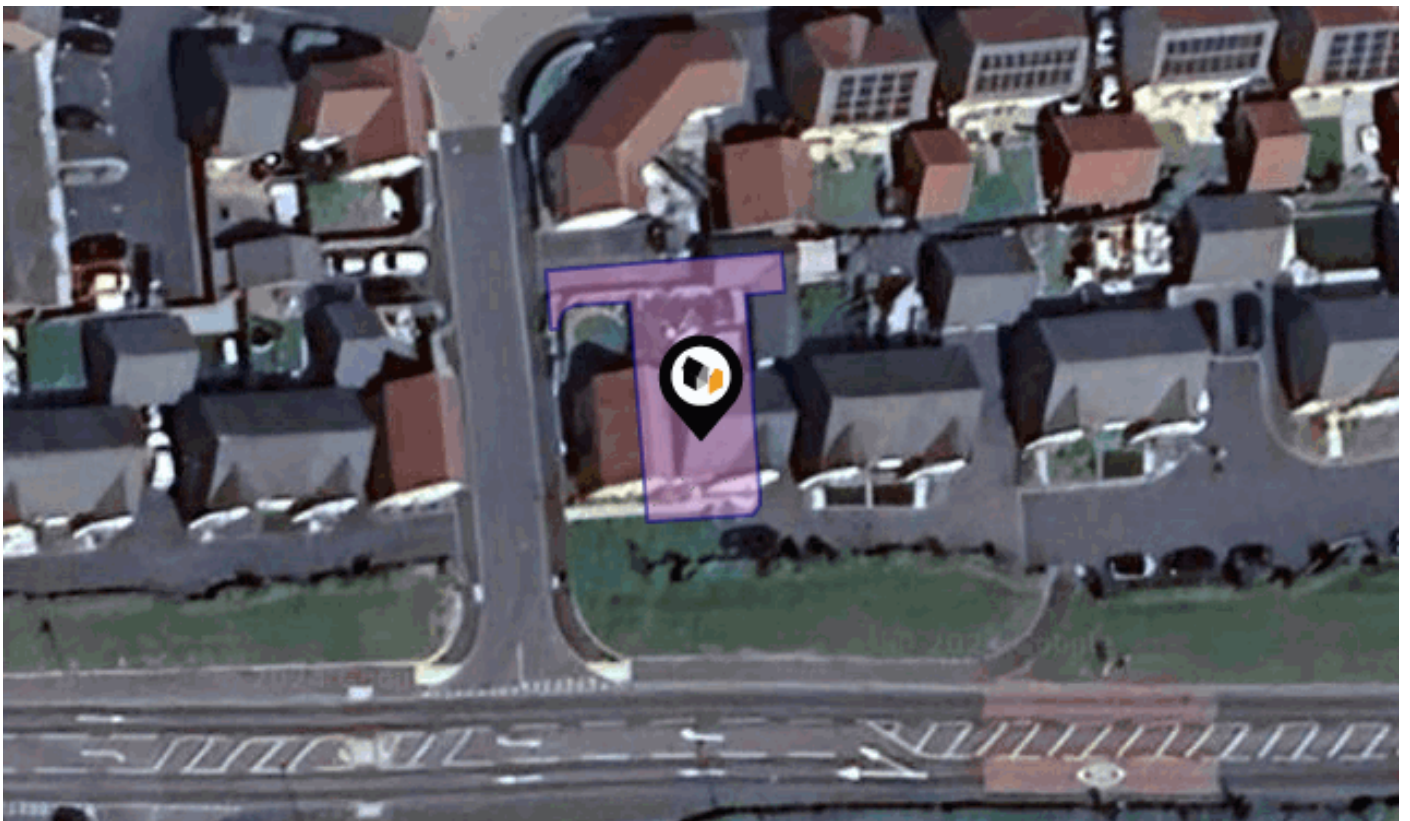


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 27th May 2024



MACDONALD CLOSE, MELKSHAM, SN12

Scott Windle Powered by eXp

07838311550

scott.windle@exp.uk.com

scottwindle.exp.uk.com



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

Reference; SW0341 Beautifully presented four double bedroom property, built by Barratt Homes in their Radleigh design, pleasantly situated in a popular location on the edge of Melksham within easy access of the town, local amenities, schools and countryside. This property was the former show home for the development and offers lots of space throughout, ideal for modern day family living. You enter the property through the entrance hallway which immediately gives you a sense of space. From the hallway there are two useful storage cupboards, the stairs rising to the first floor and doors off to all the rooms. To the rear of the property is the stunning open plan kitchen / dining / family room with doors opening to the landscaped garden. This area really is the hub of the home and is perfect for family living. The kitchen area comprises a range of wall and base units with Granite worktops and built in appliances including fridge, freezer, double oven, five ring hob, dishwasher and wine cooler. Just off the kitchen is a utility room with built in washing machine and a door giving access to the side of the property. Further accommodation to the ground floor comprises the lounge with door into the dining/family area, study which could also be used as a play room, and a downstairs cloakroom. To the first floor are four double bedrooms, all with built in wardrobes, en-suite shower room to the master bedroom and a family bathroom. To the rear is a pretty, part walled, landscaped garden laid to patio and artificial grass with side access and gated rear access leading to the single garage. In front of the garage is a driveway that provides parking for two cars. This is a perfect property for families looking for a modern, stylish home that offers spacious accommodation ready to move straight into and enjoy. An internal viewing is highly recommended.

Situation

Melksham has a range of amenities including a variety of shopping, leisure facilities, library and schools. The Town has good road and rail links as well as a good bus service. Neighbouring Towns include Calne, Corsham, Devizes, Bradford on Avon, Trowbridge and Chippenham with the latter having a mainline railway station with links to London Paddington, Bath, Bristol & Swindon. The Georgian City of Bath is just a short distance away as is the M4 motorway.

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

Property Information

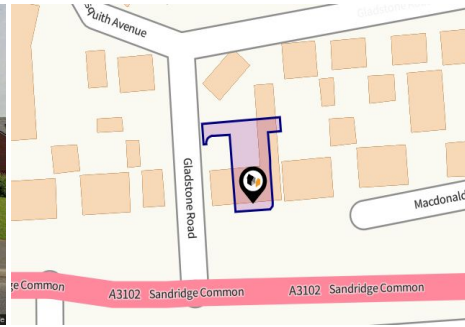
Freehold

Council Tax Band; E

Gas Fired Central Heating

EPC Rating; B

Estate Charge; TBC



Property

Type:	Detached	Last Sold £/ft²:	£285
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,313 ft ² / 122 m ²		
Plot Area:	0.06 acres		
Year Built :	2020		
Council Tax :	Band E		
Annual Estimate:	£2,848		
Title Number:	WT453907		
UPRN:	10093923813		

Local Area

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

Satellite/Fibre TV Availability:





Property EPC - Certificate

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MacDonald Close, SN12

Energy rating

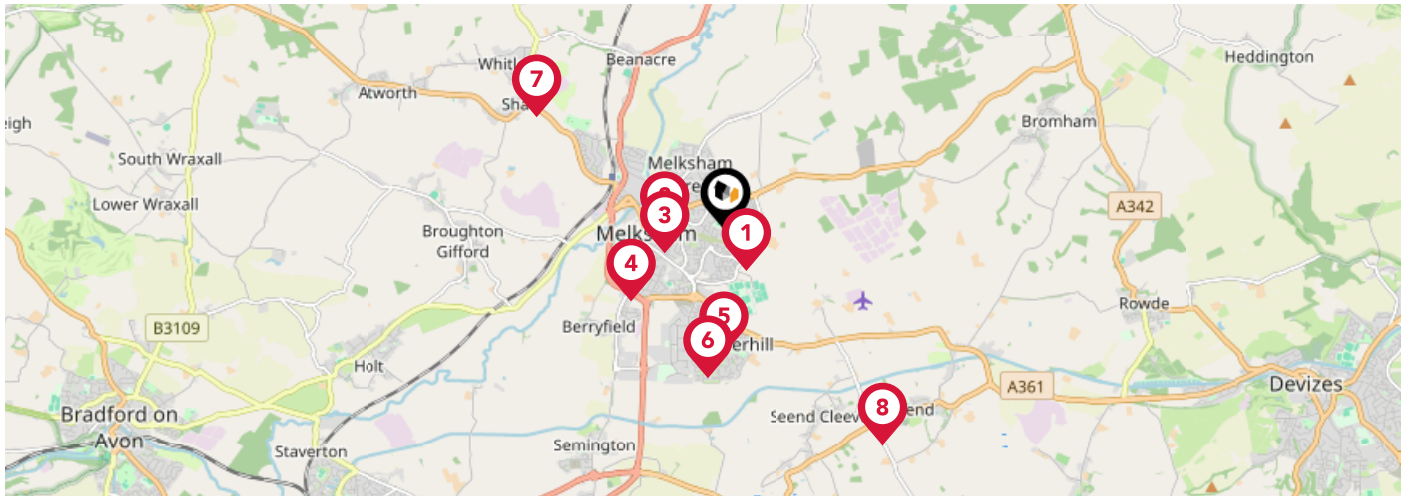
B

Valid until 15.06.2030

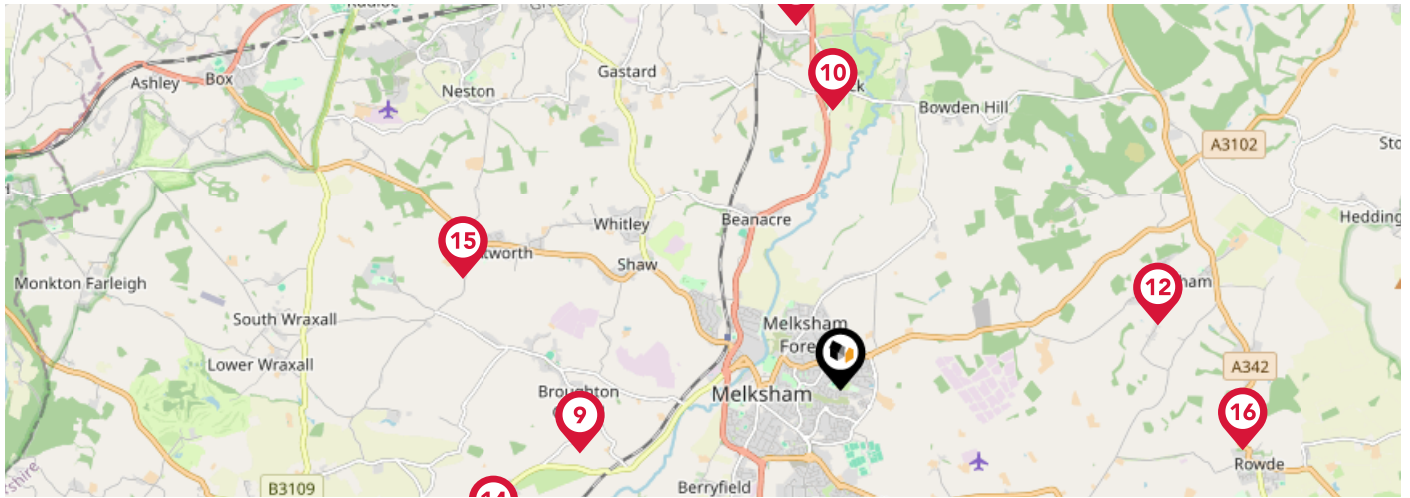
Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.27 W/m-Â K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m-Â K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.16 W/m-Â K
Total Floor Area:	122 m ²



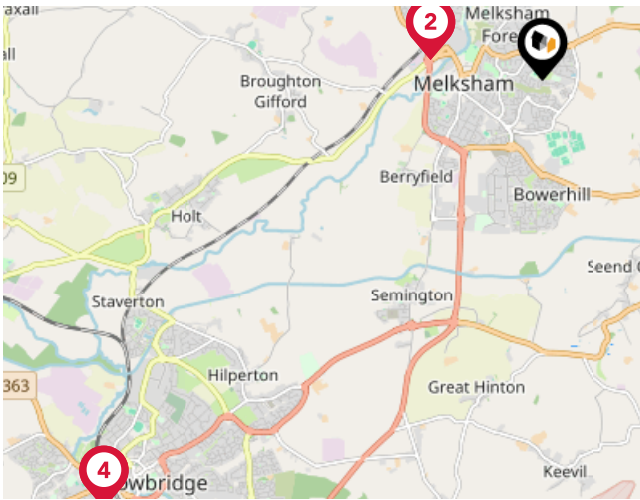
		Nursery	Primary	Secondary	College	Private
1	Forest and Sandridge Church of England Primary School Ofsted Rating: Good Pupils: 462 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	River Mead School Ofsted Rating: Good Pupils: 249 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Manor CofE VC Primary School Ofsted Rating: Inadequate Pupils: 254 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Aloeric Primary School Ofsted Rating: Good Pupils: 386 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Melksham Oak Community School Ofsted Rating: Requires Improvement Pupils: 1192 Distance:1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Bowerhill Primary School Ofsted Rating: Requires Improvement Pupils: 408 Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Shaw CE Primary School Ofsted Rating: Requires Improvement Pupils: 208 Distance:2.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Seend Church of England Primary School Ofsted Rating: Good Pupils: 118 Distance:2.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p>9 St Mary's Broughton Gifford Voluntary Controlled Church of England Primary School</p> <p>Ofsted Rating: Requires Improvement Pupils: 85 Distance:2.49</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Lacock Church of England Primary School</p> <p>Ofsted Rating: Requires Improvement Pupils: 72 Distance:2.59</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 St George's Church of England Primary School</p> <p>Ofsted Rating: Inadequate Pupils: 97 Distance:2.71</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 St Nicholas Church of England VC Primary School, Bromham</p> <p>Ofsted Rating: Good Pupils: 88 Distance:2.99</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Notton House Academy</p> <p>Ofsted Rating: Good Pupils: 49 Distance:3.4</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Holt Voluntary Controlled Primary School</p> <p>Ofsted Rating: Good Pupils: 166 Distance:3.5</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Churchfields, the Village School</p> <p>Ofsted Rating: Good Pupils: 122 Distance:3.64</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Silverwood School</p> <p>Ofsted Rating: Not Rated Pupils:0 Distance:3.76</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

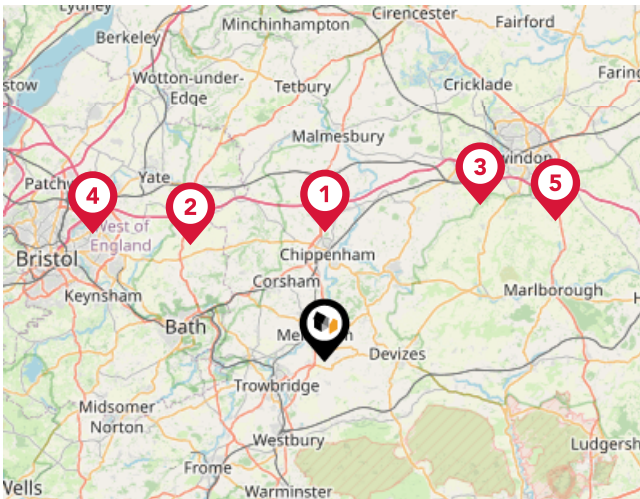
Area

Transport (National)



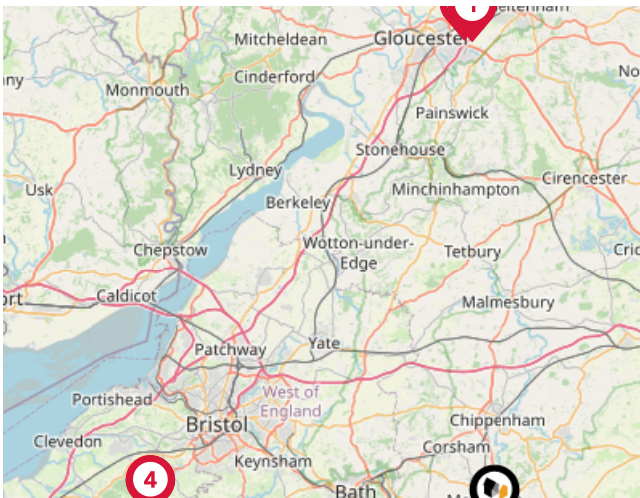
National Rail Stations

Pin	Name	Distance
1	Melksham Rail Station	1.06 miles
2	Melksham Rail Station	1.06 miles
3	Trowbridge Rail Station	5.68 miles
4	Trowbridge Rail Station	5.68 miles



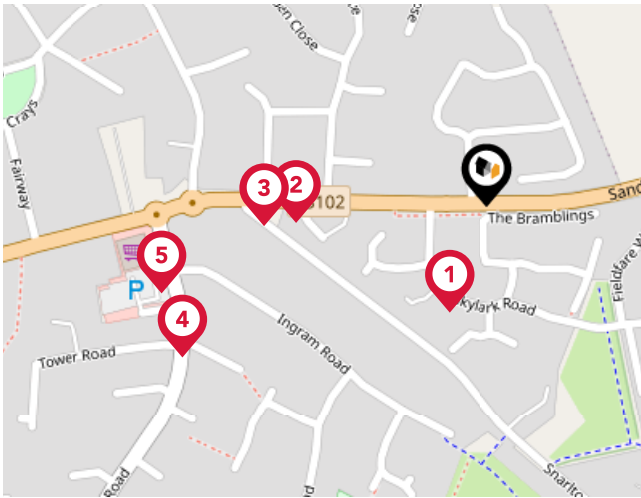
Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J17	9.53 miles
2	M4 J18	13.16 miles
3	M4 J16	16.35 miles
4	M4 J19	19.59 miles
5	M4 J15	19.92 miles



Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	35.7 miles
2	Gloucestershire Airport	35.95 miles
3	Bristol Airport	25.51 miles
4	Bristol International Airport	25.51 miles



Bus Stops/Stations

Pin	Name	Distance
1	Buzzard Close	0.07 miles
2	Sandridge Garage	0.11 miles
3	Sandridge Garage	0.13 miles
4	Tower Road	0.2 miles
5	Ingram Road	0.19 miles

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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/



/in/scott-windle-913a1325/

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

