

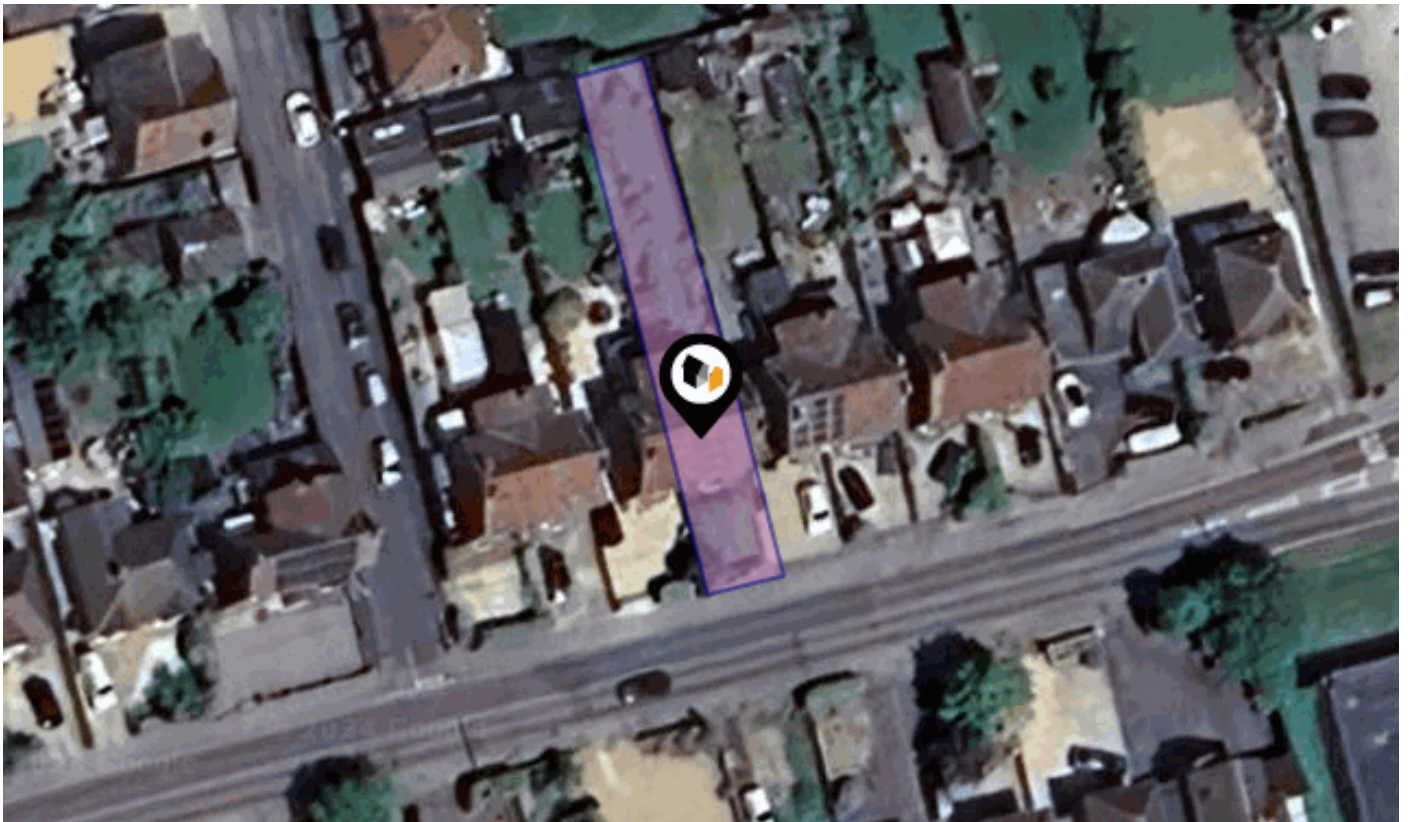


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Friday 19<sup>th</sup> July 2024**



**SANDRIDGE ROAD, MELKSHAM, SN12**

**Scott Windle Powered by eXp**

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

**Reference; SW0341** A charming and beautifully presented character property situated in a sought after location within easy access of the town, local amenities, schools and countryside. The property has been extended and refurbished throughout to an exceptionally high standard with considerable care and attention to create a wonderful home that sympathetically combines the benefits of modern day family living with the charm of a number of characterful features. You enter the property via a welcoming entrance hallway with attractive tiled flooring and the stairs rising to the first floor. To the front of the property is the sitting room with bay window, feature fireplace and herringbone flooring. The heart of the home is the stunning open plan kitchen / dining / family room with large window that frames the garden and bi-fold doors that open onto the porcelain tiled patio terrace. The kitchen comprises lots of storage units including a butlers cupboard that helps keep the kitchen space clutter free and a number of built in appliances to include a double oven, 5 ring hob with mirrored splashback, dishwasher, wine cooler as well as an American style fridge / freezer. Just off the kitchen is a useful utility room that houses the newly fitted boiler and has space for a washing machine and tumble dryer. A study / play room and a cloakroom complete the downstairs accommodation. To the first floor are three well proportioned bedrooms, all with feature fireplaces, and a stylish bathroom. To the front is a large driveway providing ample off street parking whilst to the rear is a landscaped garden laid to lawn with patio terrace and a home office/summer house with patio doors. Further benefits to this rarely available property include wet underfloor heating to the ground floor and newly fitted 'A' rated windows. This is a perfect property for families looking for a stylish home that offers spacious accommodation ready to move straight into and enjoy. An internal viewing is highly recommended. No onward chain.

### 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

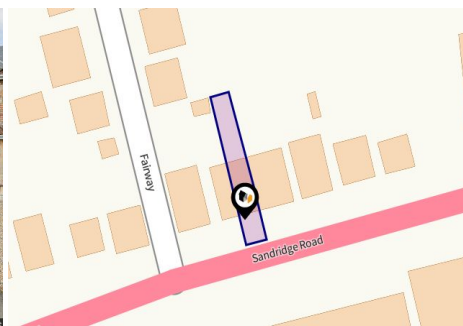
Freehold

Council Tax Band; C\*

Gas Fired Central Heating

EPC Rating; C

No Onward Chain



## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	1,184 ft <sup>2</sup> / 110 m <sup>2</sup>		
<b>Plot Area:</b>	0.07 acres		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£2,071		
<b>Title Number:</b>	WT186264		

## Local Area

<b>Local Authority:</b>	Wiltshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>9</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Planning History

## This Address

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Planning records for: *Sandridge Road, Melksham, SN12*

<b>Reference - PL/2024/03318</b>	
<b>Decision:</b>	Closed
<b>Date:</b>	03rd April 2024
<b>Description:</b>	New drop kerb for vehicular access



# Property EPC - Certificate

Energy rating

# C

Valid until 18.06.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C	73   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data

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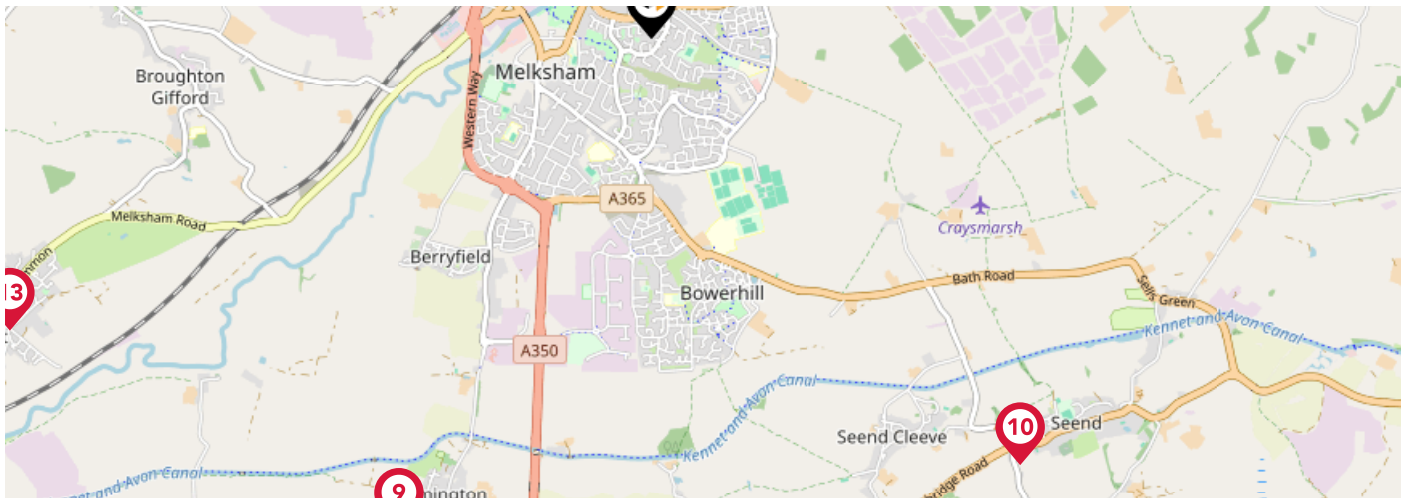
### Additional EPC Data

<b>Property Type:</b>	Semi-detached house
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched 300 mm loft insulation
<b>Roof Energy:</b>	Very good
<b>Main Heating:</b>	Boiler and radiators mains gas
<b>Main Heating Controls:</b>	Programmer room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid no insulation (assumed)
<b>Total Floor Area:</b>	110 m <sup>2</sup>



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>River Mead School</b> Ofsted Rating: Good   Pupils: 249   Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>The Manor CofE VC Primary School</b> Ofsted Rating: Inadequate   Pupils: 254   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Forest and Sandridge Church of England Primary School</b> Ofsted Rating: Good   Pupils: 462   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Aloeric Primary School</b> Ofsted Rating: Good   Pupils: 386   Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Melksham Oak Community School</b> Ofsted Rating: Requires Improvement   Pupils: 1192   Distance:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Bowerhill Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 408   Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Shaw CE Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 208   Distance:1.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Mary's Broughton Gifford Voluntary Controlled Church of England Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 85   Distance:2.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



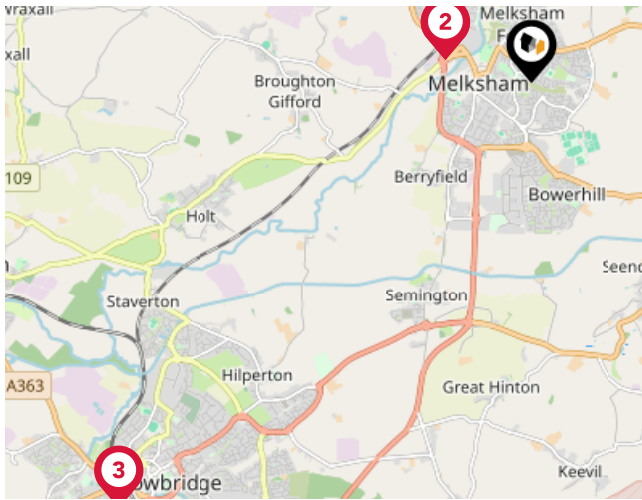


	Nursery	Primary	Secondary	College	Private
<p><b>9</b> St George's Church of England Primary School</p> <p>Ofsted Rating: Inadequate   Pupils: 97   Distance:2.56</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> Seend Church of England Primary School</p> <p>Ofsted Rating: Good   Pupils: 118   Distance:2.61</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> Lacock Church of England Primary School</p> <p>Ofsted Rating: Requires Improvement   Pupils: 72   Distance:2.62</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> St Nicholas Church of England VC Primary School, Bromham</p> <p>Ofsted Rating: Good   Pupils: 88   Distance:3.23</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> Holt Voluntary Controlled Primary School</p> <p>Ofsted Rating: Good   Pupils: 166   Distance:3.27</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> 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><b>15</b> Churchfields, the Village School</p> <p>Ofsted Rating: Good   Pupils: 122   Distance:3.42</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> Keevil CofE Primary School</p> <p>Ofsted Rating: Good   Pupils: 105   Distance:3.75</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area

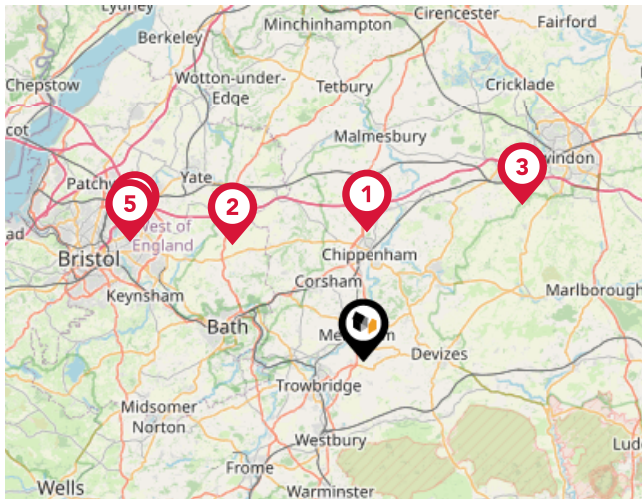
## Transport (National)

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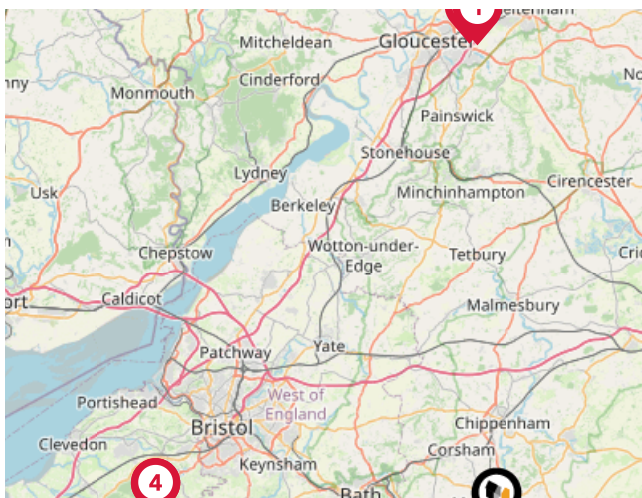
### National Rail Stations

Pin	Name	Distance
1	Melksham Rail Station	0.83 miles
2	Melksham Rail Station	0.83 miles
3	Trowbridge Rail Station	5.49 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J17	9.56 miles
2	M4 J18	12.99 miles
3	M4 J16	16.54 miles
4	M4 J19	19.39 miles
5	M32 J1	19.45 miles



### Airports/Helipads

Pin	Name	Distance
1	Gloucestershire Airport	35.72 miles
2	Gloucestershire Airport	35.96 miles
3	Bristol Airport	25.26 miles
4	Bristol International Airport	25.26 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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## 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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