



SCOTT WINDLE POWERED BY exp <sup>TM</sup> UK

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# Monks Way, Pewsham

Guide Price £260,000

3 1 1





**Reference; SW0341.** Well presented three bedroom property with pretty garden, pleasantly situated on the popular Pewsham development within easy access of the local schools, amenities and countryside walks. The property offers well proportioned accommodation arranged over two floors comprising; Entrance hallway with the stairs rising to the first floor, modern kitchen, lounge / dining room with access to the garden, three bedrooms and a bathroom. Outside there is a pretty, enclosed garden to the rear whilst to the front is a gravel driveway providing off street parking. This property would make a fantastic first time buy or investment purchase and an internal viewing is highly recommended.

### Situation

The property is situated on the popular Pewsham development with local amenities to include primary & secondary schools, nursery, doctors surgery, pharmacy, convenience store, public house, community hall, hair & beauty Salon and nearby Lidl supermarket. There is good access to the town centre with a more comprehensive range of amenities to include mainline railway (London-Paddington), college and sports centre. The M4 motorway is within easy access and offers good commuting links to the major centres of Bath, Bristol, Swindon and London.

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

### Property Information

Freehold

Council Tax Band; C

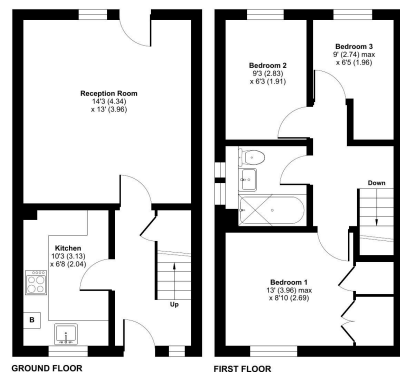
Gas Fired Central Heating

EPC Rating; C



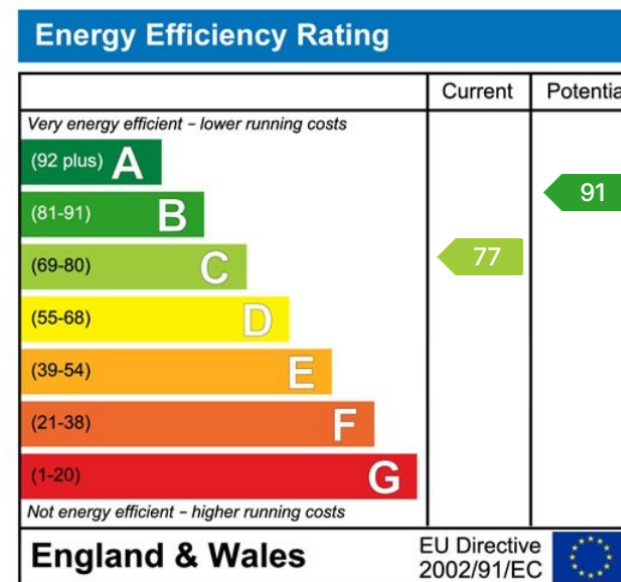
**Monks Way, Chippenham, SN15**

Approximate Area = 656 sq ft / 60.9 sq m  
For identification only - Not to scale



These plans produced in accordance with RICS Property Measurement Standards (RICS Professional Property Measurement Standards (RICS Residential) - 1st Edition 2018)  
Produced for eXp World UK Limited by eXp - 10/05/2020

- Please Quote Reference SW0341
- Three Bedrooms
- Modern Kitchen
- Pretty Garden
- Fantastic First Time Buy / Investment
- Popular Pewsham Development
- Lounge / Dining Room
- Well Presented
- Off Street Parking
- Viewing Highly Recommended



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