



35 Elmer Close, Malmesbury, SN16 9UE

£1,395 pcm

Conveniently located within walking distance to amenities and the town centre, a well-presented semi-detached home with private parking and a south-east facing garden.

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The Property

DESCRIPTION 35 Elmer Close is a very well-presented semi-detached modern home set within an elevated position in the popular Reeds Farm development, located a short level walk to shops and the primary school. The property boasts an enclosed south-east facing garden as well as benefitting from off-road parking for three cars. Internally, the accommodation is arranged over two floors and extends in all to 884 sq.ft. The ground floor comprises a front living room with electric fireplace, dining room and fitted kitchen which both open out to the rear conservatory. Upstairs, there are three bedrooms and a modern family bathroom. Externally, the rear garden has two access points via a side gate from the road and also a pedestrian gate leading in from the gravelled parking bay. The sunny garden has been landscaped for low maintenance with a timber decked seating adjoining the conservatory, while gravelled steps lead up and is bound by well-stocked shrub borders.

SITUATION Malmesbury is an ancient hilltop town situated on the southern edge of The Cotswolds. Traditionally a market town serving the rural area of North West Wiltshire, the town is reputed to be the oldest borough in England created by Charter in 880 AD by Alfred the Great. Today, the High Street has numerous independent shops, pubs and restaurants including a new Aldi, Waitrose store and a regular weekly Farmer's market whilst the town has excellent choice of both primary and secondary schools and good recreational and leisure facilities. The M4 motorway (J17) to the south provides fast road access to the major employment centres of Bristol and

Swindon together with London and the West Country. Main line rail services are available from Chippenham and Kemble (Paddington in about 75 minutes).

Directions

From the centre of Malmesbury head in the Tetbury direction and on by the Coop supermarket take the third exit off the roundabout into Reeds Farm. Proceed around the corner and pass the first right into Bonners Close then locate the property on the right hand side at the entrance to Elmer Close. Sat nav postcode SN16 9UE

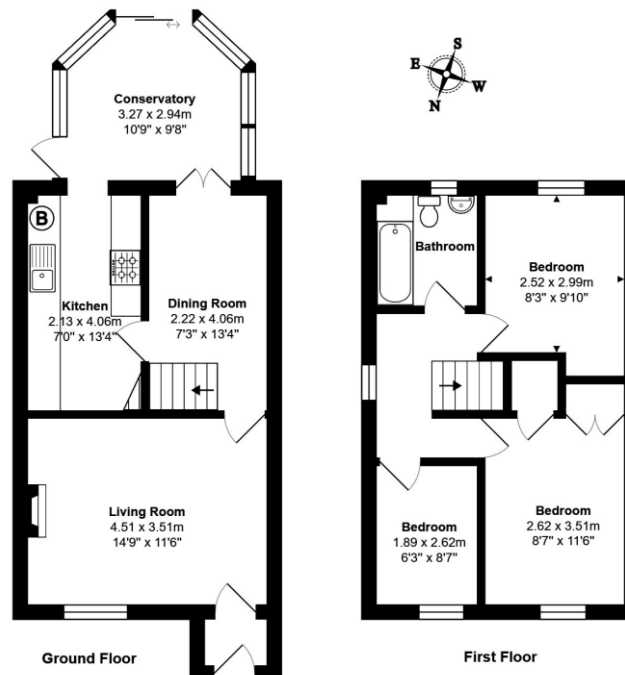
Local Authority

Wiltshire Council

Council Tax

C £2071

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Total Area: 82.1 m² ... 884 ft²

All measurements are approximate and for display purposes only

PROPERTY MISDESCRIPTIONS ACT 19

ownership of the sellers, therefore the Buyer is

A buyer must assume the information is incorrect, until verified by their own Solicitors. The sale particulars may change in the course of time and any interested party is advised to make a final inspection of the property to exchange of contracts.

ing order, fit for their purpose, or within
the property or the validity of any guarantee.