



Watermint Way, Calne

Guide price £230,000

A Stunning two bedroom terrace property presented in show home order through-out is situated in a quiet cul-de-sac on the edge of town, yet within close distance to all local amenities. The accommodation comprises: Living room and kitchen to the ground floor. To the first floor there are two bedrooms and a recently re-fitted bathroom. An added bonus to this property is the enclosed rear garden and allocated parking.

### Location

Calne, the 'Town of Discovery' is situated in the heart of the Wiltshire countryside. The town retains many buildings of historical interest, including St Marys, a beautiful example of a 12th Century Parish Church. Modern day Calne benefits from a weekly market and various sports and leisure facilities. There is also a selection of shops and supermarkets, a library, public and private schooling for all ages. Just outside the town is the village of Cherhill. Here you will find Wiltshire's most dramatic White Horse carved on the chalk hillside below an ironage fort. A short drive away are the UNESCO World Heritage Sites of Avebury, Silbury Hill, Stonehenge, Lacock Abbey and the Georgian City of Bath. A

couple of miles away is Bowood House with beautiful gardens and luxury Hotel, Spa and Golf Resort.

There is good access to Bristol, Bath and Swindon thanks to the A4 and M4 and in the nearby town of Chippenham there is an excellent mainline service to London for commuters

### Accommodation

Ground floor comprising of; entrance to the front of the property taking you straight into the living room, which is of good size, window to front, stairs to landing and access to the kitchen. The kitchen is at the rear of the property offering a variety of wall and base units and stainless steel sink. Freestanding space for washing machine, oven and

fridge freezer. Rear access door to garden.

To the first floor you are met with two bedrooms. Bedroom one benefits from built in wardrobes and is located at the front. Bedroom two is a good sized singular bedroom / home office. Separate family bathroom with shower over bath.

### Externally

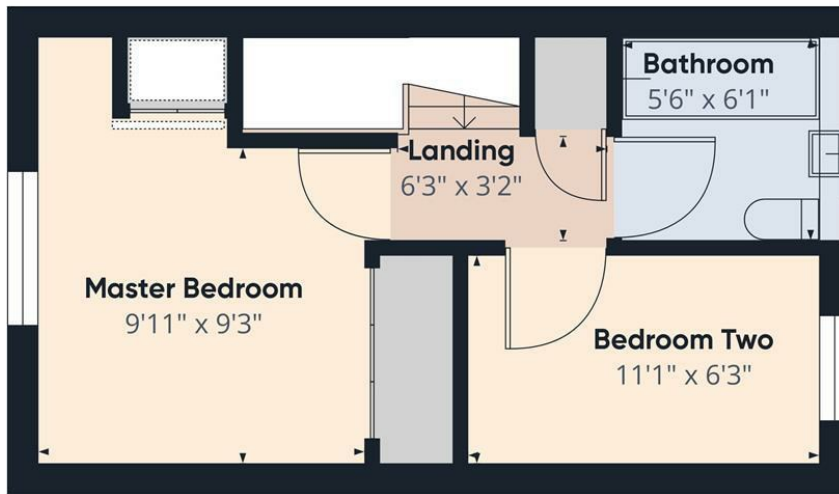
The front of the property welcomes you with a pleasant front garden and patio to front door. The rear garden is mainly laid to lawn with a small patio area and gate giving you rear access.







Floor 0



Floor 1

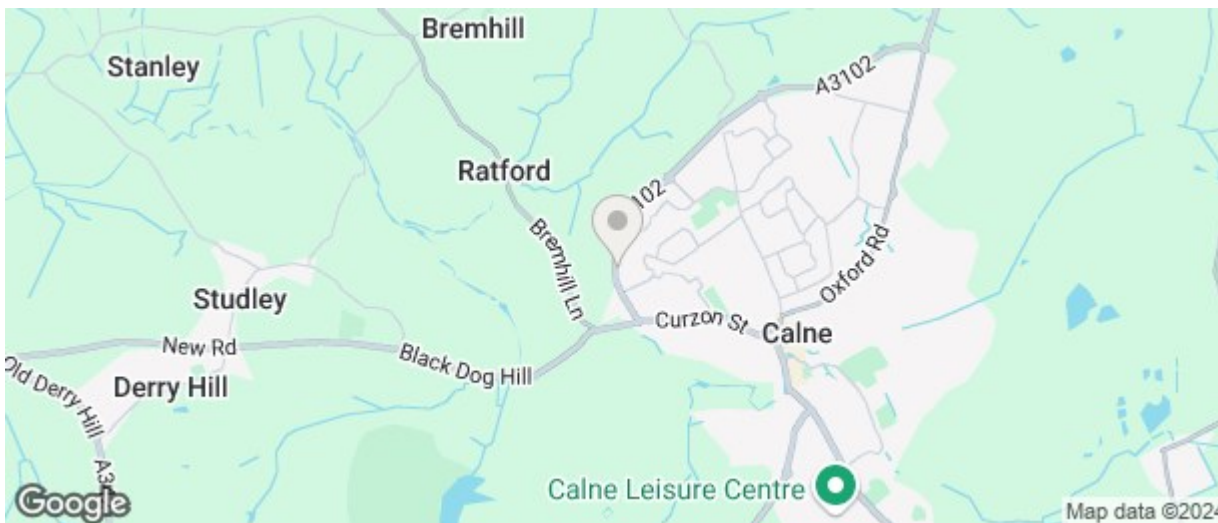
Approximate total area<sup>®</sup>  
552.4 ft<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing