



3 Bedroom
Semi-Detached
House in
Malmesbury

£1,700 PCM

4 Hyam Cottages
Bristol Road
Malmesbury
SN16 0RA



Victoria Allman
lettings

- Semi-detached cottage
- 3 bedrooms
- Two reception rooms
- Spacious kitchen
- Private parking & garage
- Large south-facing garden
- Paddock available by separate negotiation
- EPC rating D
- Council Tax Band D £2,443 pa



3



1



2



D

SUMMARY

Situated on the rural edge of Malmesbury with stunning views of North Wiltshire countryside, a 3 bedroom semi-detached cottage with parking, garage and large south-facing garden. Paddock available by separate negotiation.

The accommodation is arranged over two floors and extends in all to 966 sq.ft. The property is entered through a side porch with WC and utility room off, through to a spacious fitted kitchen/dining room with built in appliances, a useful study, and living room with wood burner and double doors opening to the rear garden. On the first floor are two double bedrooms, a single bedroom and modern family bathroom.

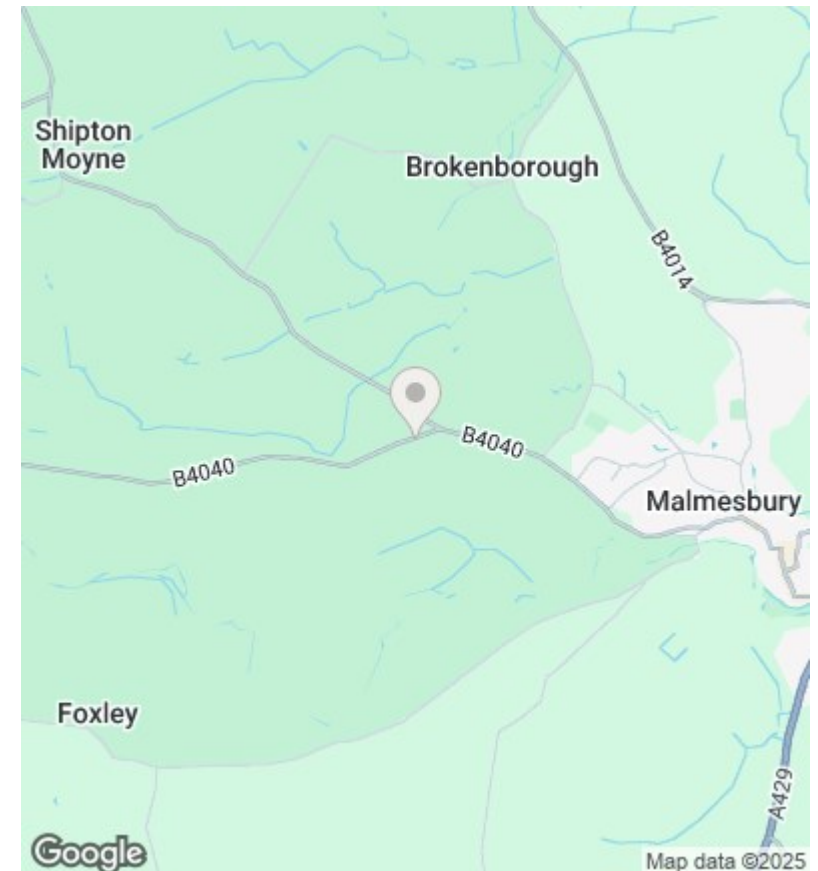
The property is entered through double 5-bar gates into a gravelled parking area with large timber garage and front garden. To the rear of the property is the large south-facing garden, laid mostly to lawn with a patio area. There is an additional paddock of approx one acre to the side of the property which is available by separate negotiation.

LOCATION

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 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.

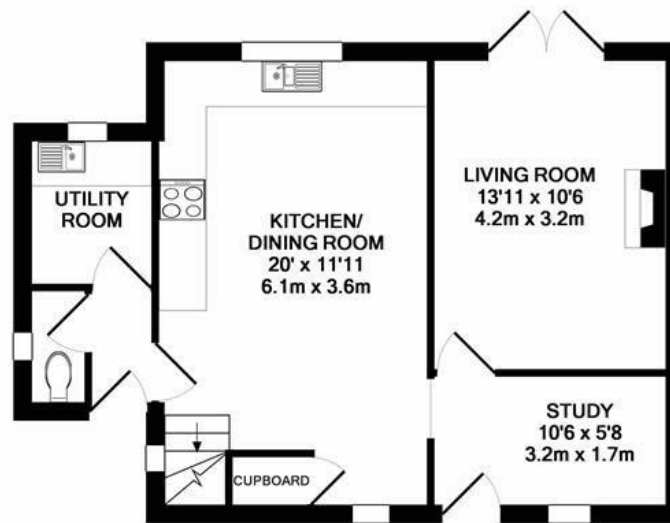
The M4 motorway (J17) to the south provides fast road access to the major employment centres of Bristol and Swindon together with London and the West Country. Main line rail services are available from Chippenham and Kemble (Paddington in about 75 minutes).



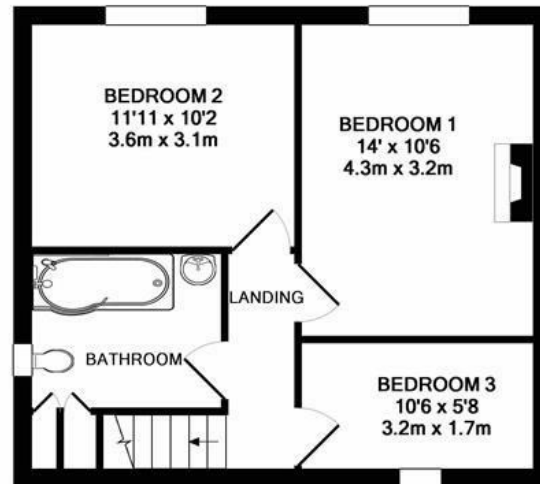


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		99
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR
APPROX. FLOOR
AREA 517 SQ.FT.
(48.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 448 SQ.FT.
(41.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 966 SQ.FT. (89.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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DIRECTIONS

From Malmesbury, take the B4040 towards Sherston. The property is the first one on the left hand side, opposite the Mia Famiglia Italian restaurant.

Sat Nav postcode: SN16 0RA
What3Words:
///veto.hitters.reforming

CONTACT

lettings@victoriaallman.co.uk
01666 338866

www.victoriaallman.co.uk



Victoria Allman
lettings