



Connells

Bath Road
Atworth, Melksham



Property Description

Connells are delighted to offer to the market this Detached Character Property in Atworth, a charming village on the outskirts of Melksham. Formerly called 'The Reading Room' this property offers charm in abundance!

Accommodation comprises Open Plan Lounge / Kitchen with access to Enclosed Courtyard, Two Bedrooms - One with En Suite and Separate Bathroom.

Benefits include Underfloor Heating, Off Road Covered Parking & Farmhouse Country Style Kitchen.

Being Offered For Sale with No Onward Chain....

Entrance

Wooden door to side opening into:

Open Plan Living Space

Door to side. Stairs rising to first floor with wooden bannisters & balustrades. Windows to front & side aspect. Further door out to enclosed courtyard. Exposed beams to ceiling. Ceiling spotlight, Underfloor heating. TV point.

Kitchen:

Selection of wall, drawer & base units with wood door fronts with work top over and matching upstands. Underslung sink unit with mixer tap. Integrated oven and microwave. Inset hob with cooker hood over. Space for undercounter appliances. Feature built in unit with drawers under window.

Cont'd....

First Floor Landing

Window to side aspect. Loft access. Doors to Bedrooms & Shower Room.

Bedroom One

10' 11" x 9' 1" (3.33m x 2.77m)

Window to side aspect. Built in wardrobe. Access to En Suite.

En Suite

Suite comprising walk in shower, wash hand basin and low level wc. Extractor fan. Underfloor heating.

Bedroom Two

10' 5" x 8' 7" (3.17m x 2.62m)

Window to front aspect. Overstairs storage cupboard. Underfloor heating.

Bathroom

Velux style windows. Suite comprising bath with shower over, wash hand basin and low level wc. Extractor fan. Underfloor heating.

Courtyard

Outside there is a courtyard enclosed by feature stone walls, accessed from kitchen end of living space. Enclosed cupboard housing boiler & meters.

Covered Parking

To the side there is a substantial beamed & tiled car port with bin storage to the rear. Access to entrance door.





To view this property please contact Connells on

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EPC Rating: D

view this property online [connells.co.uk/Property/TWB306962](https://www.connells.co.uk/Property/TWB306962)

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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