



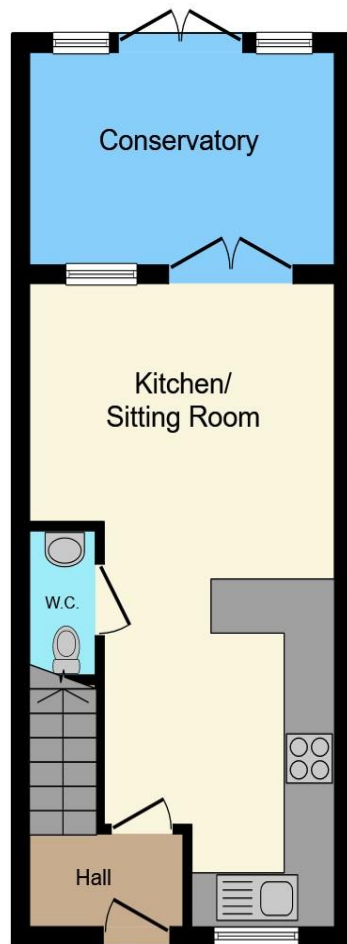
Blacksmith Close, Yatton Keynell, Chippenham SN14 7FB

welcome to

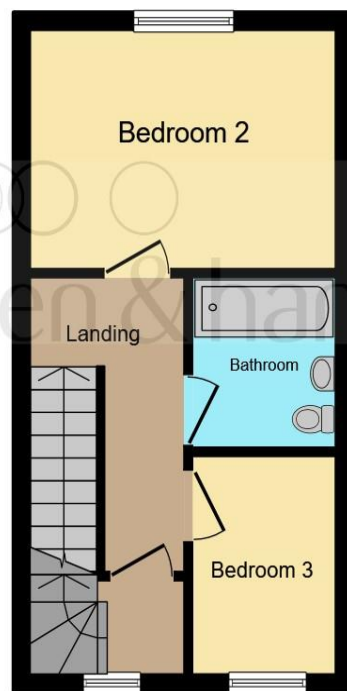
Blacksmith Close, Yatton Keynell Chippenham

Stylish three-bed townhouse in the charming village of Yatton Keynell! Features a spacious accommodation throughout, conservatory, en-suite to the master bedroom. Externally enjoy front/rear gardens and benefit from a garage, an EV charging point and allocated parking! An absolute must see!

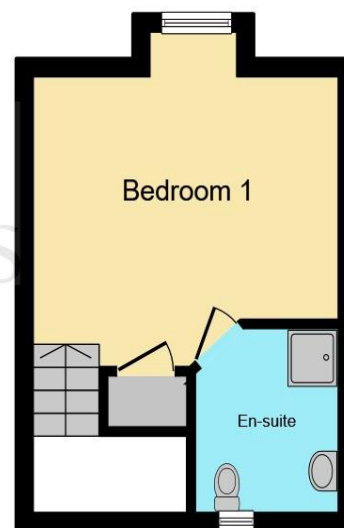




Ground Floor



First Floor



Second Floor

Entrance Hall

Lounge/Diner

12' 2" x 11' 10" (3.71m x 3.61m)

Kitchen

9' 11" x 5' 3" (3.02m x 1.60m)

Cloakroom

Conservatory

11' 9" x 7' 8" (3.58m x 2.34m)

First Floor Landing

Bedroom Two

11' 10" x 8' 4" (3.61m x 2.54m)

Bedroom Three

7' 10" x 5' 7" (2.39m x 1.70m)

Family Bathroom

Second Floor Landing

Bedroom One

12' 10" x 11' 9" (3.91m x 3.58m)

En-Suite

Front Garden

Rear Garden

Allocated Parking

Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Blacksmith Close, Yatton Keynell Chippenham

- Three Bedroom Family Home
- Situated in a Sought-After Village Location
- Front & Rear Gardens
- Garage, EV Charging Point & Allocated Parking
- Immaculately Presented Throughout

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

£360,000



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/CHP111407



Property Ref:
CHP111407 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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