



📍 1 Cooks Close, Seend, Wiltshire, SN12 6QG

🏠 Guide Price £237,500

A delightful 2 bedroom property in Seend with off road parking and a long private garden with countryside views beyond.

- Well Presented End Of Terraced Home
- 2 Bedrooms
- Contemporary Kitchen/Diner
- Sitting Room & Conservatory
- Modern Bathroom
- Wonderful Long Garden With Views
- Backs On to Open Countryside
- Off Street Parking For 2 Cars
- No Onward Chain
- Good FTB Home Or Buy-To-Let

🏠 Freehold

🏠 EPC Rating D



Set in the beautiful village of Seend this 2 bedroomed end of terrace home, with delightful rural views to the rear, this is the ideal First Time Buyer's house, as well as a perfect buy to let home with an estimated rental income of £825pcm.

Offered with no onward chain, the property features two double bedrooms, a modern clean bathroom, a good sized sitting room that opens through to a contemporary fitted kitchen/dining room with a built-in electric oven and hob and spaces for further appliances. There is a conservatory off the rear of the house that takes in the wonderful views down the garden and fields beyond.

The property is close to the local amenities including walking distanced of the popular primary school, the village playing field and hall.

An enclosed rear garden is laid to lawn and there is driveway parking for two cars to add to the appeal of this property.

#### **Situation**

The property is situated within the picturesque village of Seend. The local amenities in Seend and Seend Cleeve (the adjacent hamlet) include a shop/post office, a church, a village hall, an excellent primary school across the road and two public houses. A more comprehensive range of facilities can be found in the nearby historic town of Devizes, providing a thriving weekly market, leisure centre, schools for all ages, town centre shopping, museum, theatre and cinema (being renovated). Other major centres of Bath, Bristol, Swindon and Trowbridge are all in commuting distance, whilst Chippenham has a main line rail station providing a direct line to London (Paddington).

#### **Property Information**

Council Tax: Band B

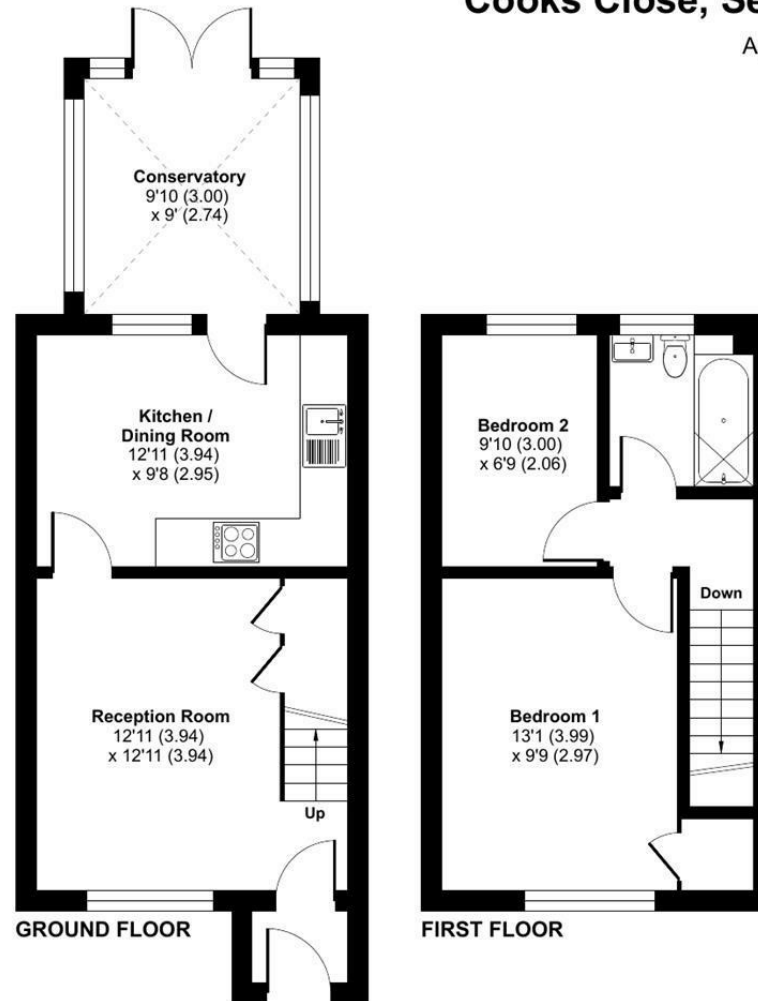
Services: Mains water, drainage and electricity are connected at the property plus electric heating.



# Cooks Close, Seend, Melksham, SN12

Approximate Area = 714 sq ft / 66.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Strakers. REF: 1169443

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