



📍 4 Weavers Cottages, Seend, Wiltshire, SN12 6NN

🏠 Guide Price £240,000

A characterful and charming 2-bedroom terraced home, presented in fantastic order throughout, located in the sought after village of Seend.

- Charming 2-bedroom home
- Character features throughout
- Beautifully presented
- Easily maintainable patioed garden
- Large reception space with woodburner
- Sought after village
- No onward chain

🏡 Freehold

🏠 EPC Rating E



A charming two-bedroom terraced character cottage, beautifully presented throughout and offering a blend of period features and modern comforts. The property provides well-balanced accommodation and a delightful low-maintenance garden, making it an excellent choice for those seeking a home with character in this popular village setting.

On the ground floor, the property opens into a welcoming reception room which leads through to a snug, ideal as a cosy seating area or home office. The kitchen is fitted with a range of units and gives access to the bathroom, while a useful boot room provides additional practicality and storage.

The first floor offers two bedrooms, with bedroom 1 a well-proportioned double and bedroom 2 a single, both enjoying a light and pleasant outlook.

Externally, the rear garden is designed for ease of maintenance and is laid to patio, creating an excellent space for outdoor dining and relaxation.

Seend is a highly regarded and attractive village, offering a strong community atmosphere and surrounded by beautiful Wiltshire countryside. The village enjoys easy access to both Devizes and Melksham, along with good transport links to nearby larger centres.

#### **Situation**

The village of Seend has a thriving community and is well known for its many fine period buildings and provides a wide range of amenities including a local store/post office, a public house, Church, primary school, playing field, village hall and social club. Seend is some five miles west of the historic market town of Devizes and the major centres of Bath, Chippenham and Salisbury are all within a 25 mile radius.

#### **Property information**

Oil fired central heating. We are advised mains electricity, drainage and water are connected.

Agents note: The property is Grade II Listed and located in a Conservation Area. There is a right of access for neighbouring properties at the rear of the garden.

Tenure: Freehold

Council tax band: C

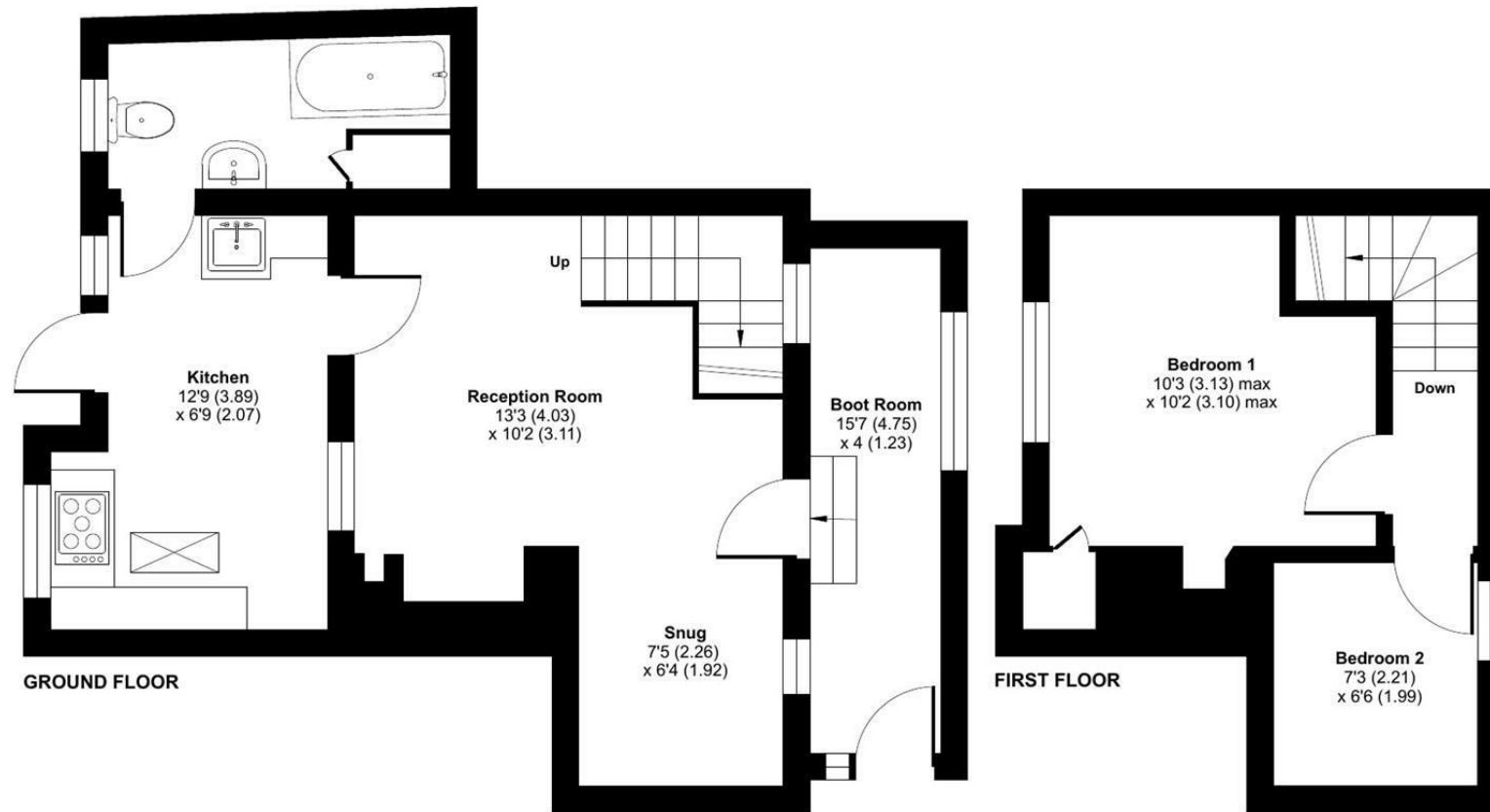
EPC rating: E



# Weavers Cottages, Seend, Melksham, SN12

Approximate Area = 640 sq ft / 59.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Strakers. REF: 1343008

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