





📍 5 Sells Green, Seend, Melksham, Wiltshire, SN12 6RS

🏠 Guide Price £225,000

A 3 bedroom rural cottage with enviable views to the rear, offering scope for renovation and offered with no onward chain.

- Semi Detached Period Cottage
- Scope To Renovate To One's Own Tastes
- Realistically Priced To Reflect Works Required
- Three Bedrooms
- Sitting Room
- Fitted Kitchen With Pantry
- Downstairs Bathroom
- Gated Off Street Parking
- Backing Onto Fields
- No Onward Chain

🏡 Freehold

🏠 EPC Rating E





Set in a small hamlet near the village of Seend and just a stone's throw from the Kennet and Avon Canal, this 3 bedroom country cottage enjoys open views to the rear and private parking for up to 3 cars. Offered with no onward chain, the cottage is ready for the next owner to modernise and renovate it to their own tastes and requirements.

Internally, the cottage has an entrance hall that opens through to a cosy sitting room which in turn has a door opening into a fitted kitchen with separate pantry, a freestanding cooker and a door out to the rear garden. Completing the ground floor is a tiled bathroom with a white suite. On the first floor there are three bedrooms in total (2 x doubles and 1 x single), with countryside views.

Outside, double gates open onto a driveway with off road parking. There is a lawned garden to the side next to the driveway with a further private seating area around the back of the cottage, a useful timber shed and the outside oil fired central heating boiler. The property is just a short stroll from open countryside walks and a popular public house The Three Magpies.

#### **Situation**

The cottage is well positioned backing on to countryside and is situated in the small hamlet of Sells Green which is conveniently placed between the larger towns of Devizes and Melksham. Sells Green is a mixture of houses and cottages and borders open countryside with the famous Kennet and Avon canal just a stone's throw away and a local public house within very short walking distance. Both nearby towns offer a good range of shopping and entertainment facilities.

#### **Property Information**

Services: Mains water, drainage and electricity. Oil fired heating. New boiler installed in August 2021 and last serviced August 2024.

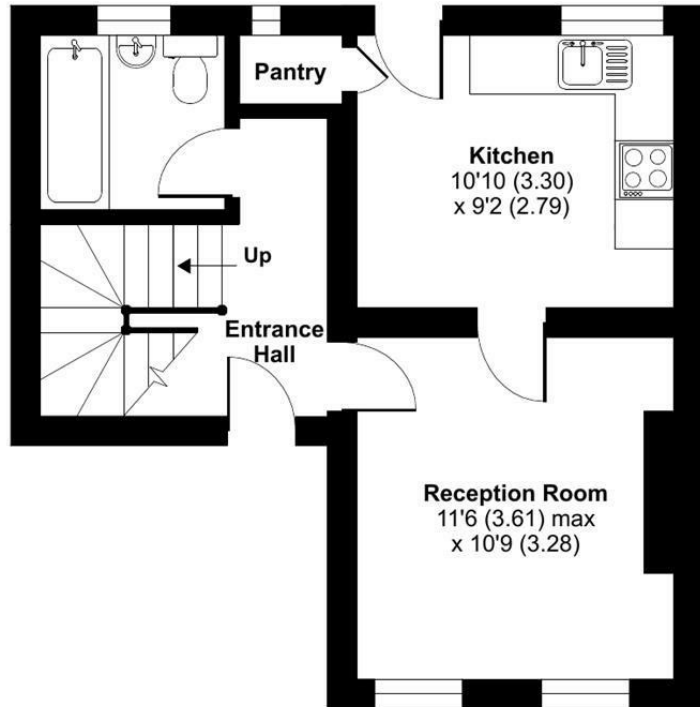
Council Tax: Band C



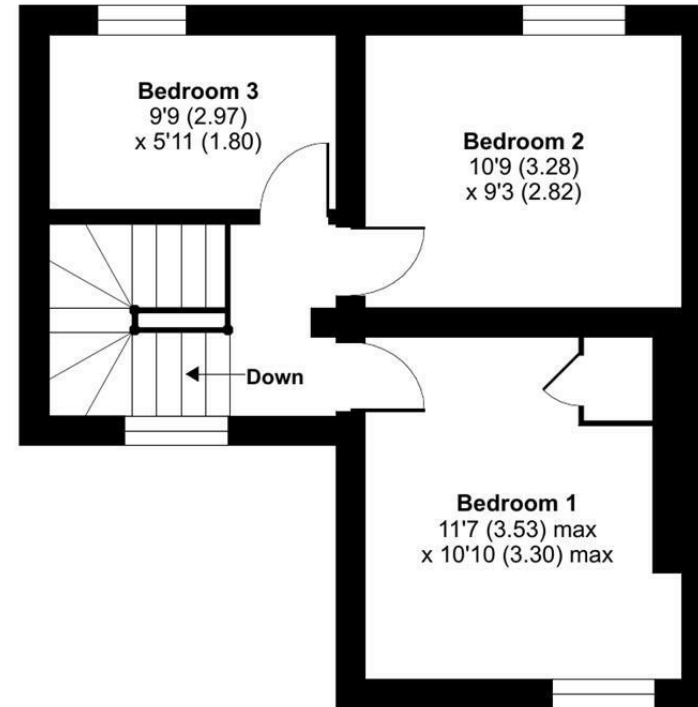
## Sells Green, Melksham, SN12

Approximate Area = 750 sq ft / 69.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Strakers. REF: 1364612

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