



Lovage Lane, High Penn Park, Calne

Guide price £250,000

A beautifully presented two double bedroom semi-detached home situated on the popular development of High Penn Park. The home is conveniently placed to a choice of shops, schools and other local amenities. The accommodation comprises; entrance hall, cloakroom, modern fitted kitchen and living/dining room to the ground floor. The first floor provides; landing area, two double bedrooms both with fitted wardrobes and a family bathroom. Externally there is parking for two cars to the side and a good sized fully enclosed garden to rear with patio and a south westerly aspect. An internal viewing is highly recommended to fully appreciate this property.

Situation Calne

Calne, the 'Town of Discovery' is situated in the heart of the Wiltshire countryside. The town retains many buildings of historical interest, including St Marys, a beautiful example of a 12th Century Parish Church. Modern day Calne benefits from a weekly market and various sports and leisure facilities. There is also a selection of shops and supermarkets, a library, public and private schooling for all ages. Just outside the town is the village of Cherhill. Here you will find Wiltshire's most dramatic White Horse carved on the chalk hillside below an ironage fort. A short drive away are the UNESCO Word Heritage Sites of Avebury, Silbury Hill, Stonehenge, Lacock Abbey and the Georgian City of Bath. A couple of miles away is Bowood House with beautiful gardens and luxury Hotel, Spa and Golf Resort.

There is good access to Bristol, Bath and Swindon thanks to the A4 and M4 and in the nearby town of Chippenham there is an excellent mainline service to London for commuters

The Accommodation

With approximate measurements the accommodation is arranged as follows:

Ground Floor

Entrance Hall

With upvc double glazed door to front, doors to cloakroom, kitchen and living/dining room, radiator, stairs to first floor landing, carpeted flooring.

Cloakroom 15.85m x 7.62m (52 x 25)

Two piece suite comprising a low level w/c and wash hand basin, radiator, tiled floor.

Modern Kitchen 2.29m x 3.28m (7'6 x 10'9)

Upvc double glazed window to front, fitted kitchen offering a matching range of wall and base units with worktops over, stainless steel sink/drainer, integrated electric oven and four ring electric hob with cooker hood over, space and plumbing for automatic washing machine, integrated dishwasher and integrated fridge/freezer, wall mounted combination boiler, radiator, tiled flooring.

Living/Dining Room 4.45m x 4.09m (14'7 x 13'5)

Upvc double glazed window and Upvc double glazed French doors open onto the rear gardens patio area, radiator, under stairs storage cupboard, carpeted flooring.

First Floor

Landing

With stairs rising from the entrance hall, doors to double bedrooms and bathroom, airing cupboard, access to loft space, carpeted flooring.

Bedroom One 3.73m x 2.54m (12'3 x 8'4)

With two upvc double glazed windows to rear, built in wardrobe, radiator, carpeted flooring.

Bedroom Two 3.73m x 2.49m (12'3 x 8'2)

With two upvc double glazed windows to front, built in wardrobe, radiator, carpeted flooring.

Bathroom 2.39m x 1.80m (7'10 x 5'11)

Suite comprising bath with shower over, low level w/c and wash hand basin, chrome heated towel rail, extractor fan, tiled flooring.

Externally

Rear Garden

The rear garden is a good size and fence enclosed with a south westerly aspect, mainly laid to lawn with patio and decked area, timber shed and side access gate to driveway.

Driveway Parking

The property benefits off road driveway parking to the side for two vehicles.

Property Information

Agents Note - The vendors are employees of Atwell Martin

Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

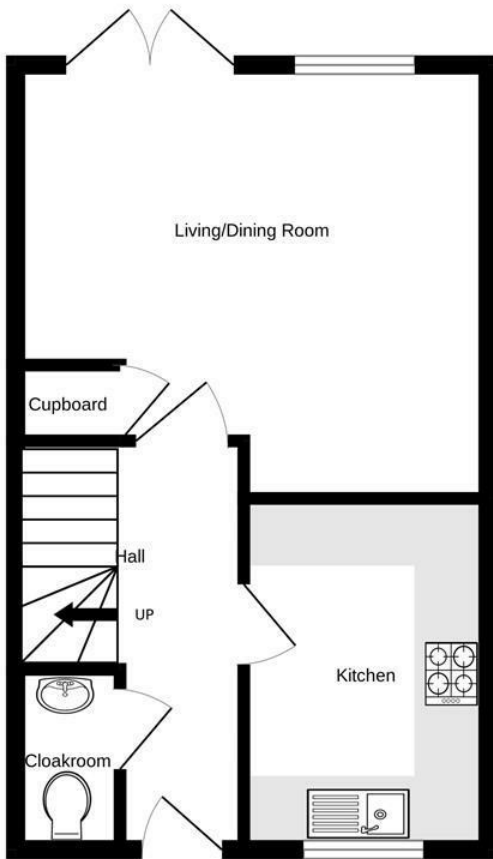
Wiltshire Council Tax - Band C

Tenure - Freehold with a Development Service Charge of approximately £285.00 per annum

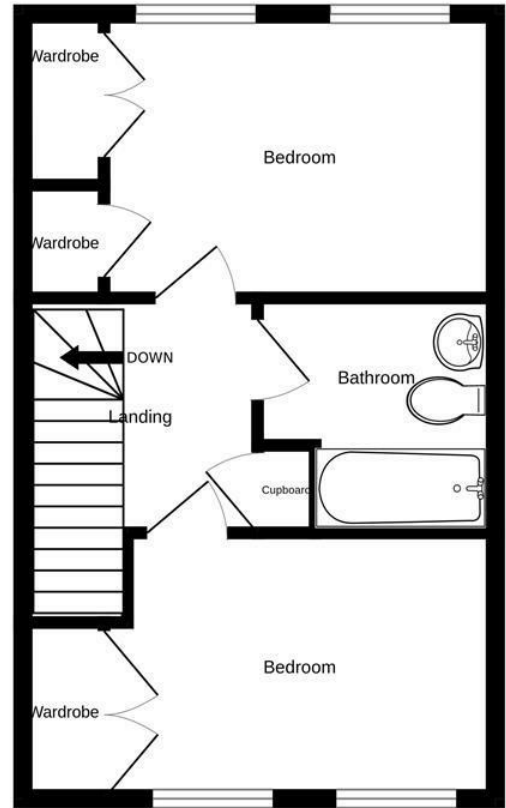




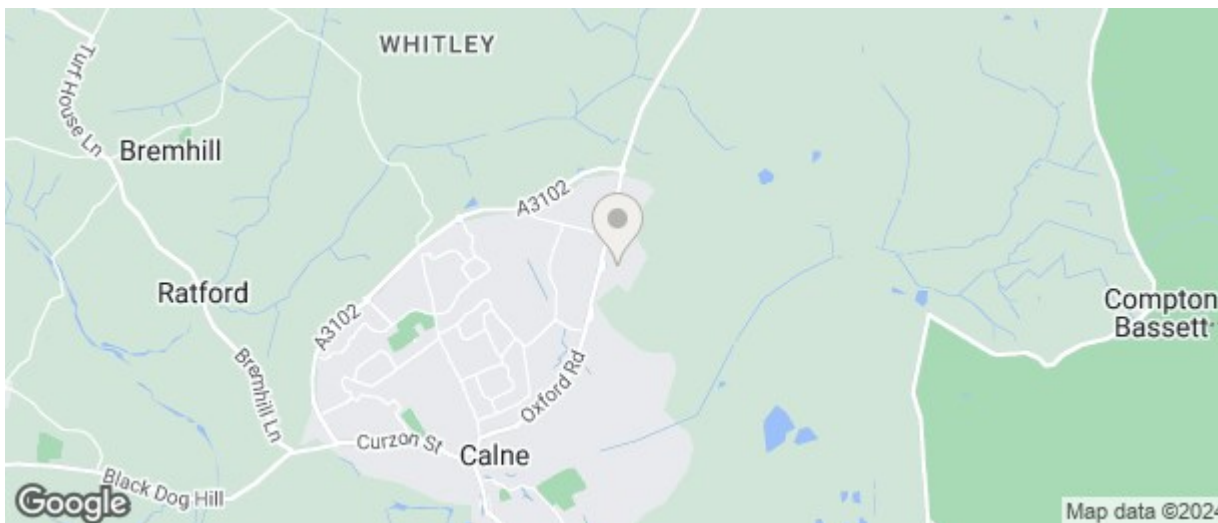
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			98
(92 plus) A			
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing