



WentWorth
Estate Agents



16E Bath Road, Atworth, Atworth, SN12 8JJ

- Three bedroom detached bungalow.
- Fully renovated by the current owners.
- Stylish and elegant living accommodation.
- Large kitchen/diner.
- Master with en-suite.
- Attic room.
- Garage and Driveway parking.
- Village location.

Offers in excess of £600,000

Location

Atworth is a highly desirable Village with a warm and welcoming community. Close to the Market Towns of Corsham and Melksham with their vibrant High Streets and plentiful amenities. Atworth has good transport links to Bath and Chippenham, both with mainline stations. The Village boasts a popular Primary School, pre-school Nursery, a superb pub and a recreation ground. There is also a garage with a convenience store. Near-by you will also find a wonderful Garden Centre and Farm Shop, Restaurants and Golf Club. There are lovely country walks to be enjoyed and plenty of open countryside for outdoor pursuits.

Internal Descriptions

Entering the property you are greeted with a warm and welcoming entrance hallway which has two useful storage cupboards. The bright and spacious living room is to be found on the left and is a perfect space for relaxing. The focal point is the wood burning stove with an oak mantle and an elegant slate hearth. Leading from the living room you will find a stylish kitchen/diner. Offering plenty of space for entertaining, powder blue wall and base units which are complemented by the tiled flooring. Benefitting from two islands and having space for a dining table and chairs. The bi-fold doors flood the kitchen with natural light and lead out into the garden. There is a well-proportioned utility room with wall and base units and is home to the new smart boiler. A side door leads to the garage and garden. There are three bedrooms, making this property ideal for growing families or hosting guests. The master bedroom enjoys patio doors to the rear and is a wonderful retreat. The en-suite is well-appointed with a shower, wash hand basin vanity and w/c. Bedroom two is a generous double and bedroom three could be utilised as a home office. The family bathroom is decorated in calming tones and is, again well-appointed. There is access to the attic, via a loft ladder, which is currently used as a crafting/sewing area.

External Descriptions

The property is accessed by way of a driveway to the front. There is a garden, flanked by stone walling and newly planted with trees. There is a lawned area and herbaceous bed. The garage has hard standing to the front and benefits from both power and light. To the rear, the garden has been landscaped to create a wonderful space to relax, play and entertain. Benefitting from a decking area and a lawn, surrounded by fencing.

Agents Note

The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor.

Additional Information

Tenure - Freehold

Council Tax Band - D

EPC - C

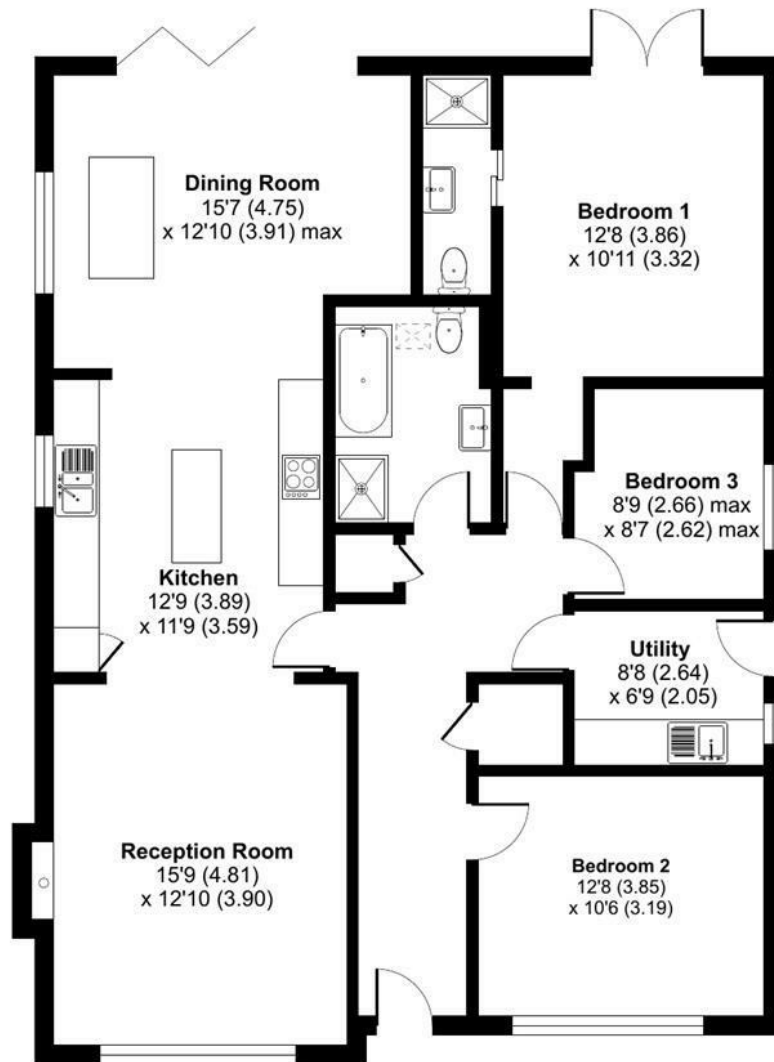
Bath Road, Atworth, Melksham, SN12

Approximate Area = 1291 sq ft / 120 sq m

Garage = 250 sq ft / 23.2 sq m

Total = 1541 sq ft / 143.1 sq m

For identification only - Not to scale



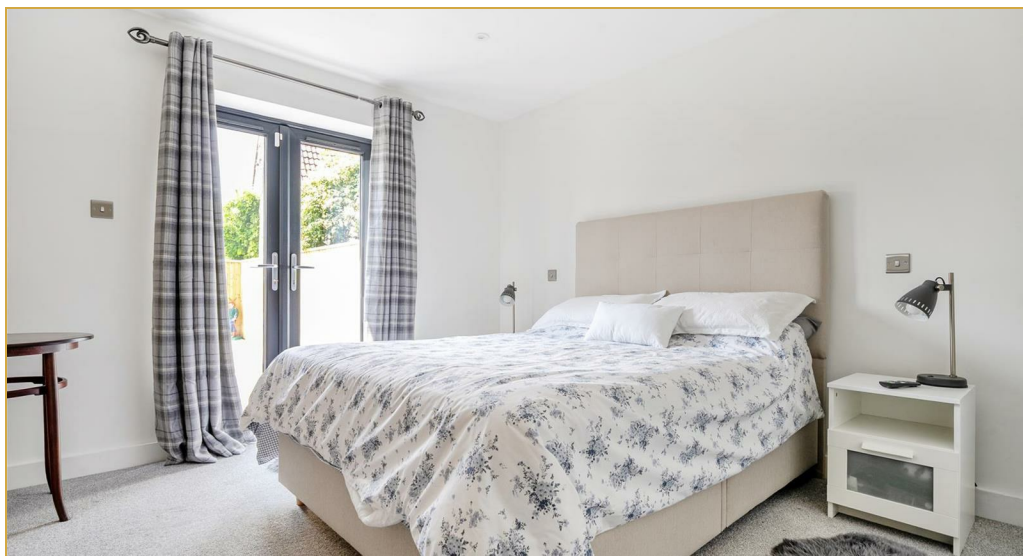
GROUND FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	81
(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		





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