





📍 15 Poynder Road, Corsham, Wiltshire, SN13 9NA

🔗 Guide Price £290,000

Mature 3 Bedroom Property offering spacious family living accommodation over three floors, located in a small cul de sac of similar style properties presented in excellent condition throughout.

- 3 Bedroom End Terrace Split Level Home
- Spacious Family Living Accommodation
- Single Garage With Power & Lighting
- Gas Central Heating & uPVC Double Glazing
- Cul De Sac Location Close to Amenities
- Very Well Presented Throughout
- Early Viewing Strongly Advised

🏠 Freehold

🏠 EPC Rating C





Strakers are delighted to bring to the market this 3 Bedroom Property offering spacious family accommodation over three floors. Located in a small cul de sac of similar style properties and newly refurbished by the current owner throughout and presented in excellent condition. The split-level accommodation offers an entrance hall, cloakroom and separate bathroom with a staircase up to the bedrooms and downstairs to the living accommodation. The upstairs has three bedrooms, two double and one single whilst on the lower ground floor area there is a living room and well-equipped kitchen dining room. The property further benefits from a gas-fired central heating system and is double-glazed throughout. Externally there is an enclosed rear garden and a single garage.

### Situation

Corsham is a pretty and historic town of architectural significance located on the southern fringes of the Cotswolds, an area of outstanding natural beauty and some 8 miles North East of the fine Georgian City of Bath. The town, noted for its fine High Street, has a wealth of beautiful and historic buildings dating from the 16th Century such as the Alms House and the historic Corsham Court with its landscaped open parkland. The town caters for most day to day needs with a range of national and bespoke shops, coffee houses, boutiques, restaurants and a variety of public houses. There are very good Primary and Secondary schools and the new Corsham Leisure Centre. Communications are excellent: Bath, Bristol and Swindon are all within easy motoring distance; there are fast road links to London and the West Country via the M4 motorway (J17 and 18 approximately 15 - 20 minutes away); and main line rail services are available from either Bath or Chippenham to Bristol Temple Meads and London Paddington.

### Property Information

Freehold

Mains Services

Council Tax Band: B

E.P.C Rating: C

Gas Central Heating

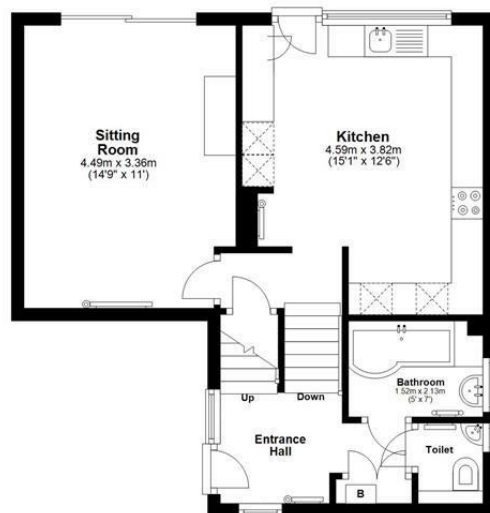




**Garage**  
5.50m x 2.52m  
(18'1" x 8'3")

### Ground Floor

Main area: approx. 45.5 sq. metres (490.2 sq. feet)  
Plus garages, approx. 13.9 sq. metres (149.3 sq. feet)



**Sitting Room**  
4.49m x 3.38m  
(14'9" x 11')

**Kitchen**  
4.59m x 3.82m  
(15'1" x 12'6")

**Bathroom**  
1.52m x 2.13m  
(5' x 7')

**Entrance Hall**

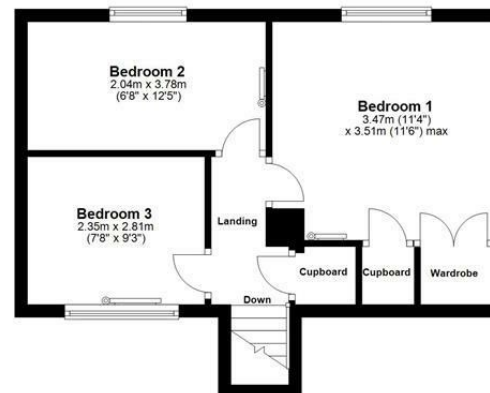
**Toilet**

Main area: Approx. 79.9 sq. metres (859.7 sq. feet)

Plus garages, approx. 13.9 sq. metres (149.3 sq. feet)

### First Floor

Approx. 34.3 sq. metres (369.5 sq. feet)



**Bedroom 2**  
2.04m x 3.78m  
(6'8" x 12'5")

**Bedroom 1**  
3.47m (11'4")  
x 3.51m (11'6") max

**Bedroom 3**  
2.35m x 2.81m  
(7'8" x 9'3")

**Landing**

**Cupboard**

**Cupboard**

**Wardrobe**

**Down**