





📍 1 Porters Mead, Corsham, Wiltshire, SN13 9BA

🏠 Price Guide £395,000

Conveniently located to the town this Beautifully Presented Modern 3 Bedroom Semi Detached Town House is situated in this Exclusive Private Gated Development of just 5 Houses.

- Exclusive, Gated Development of Just 5 Homes
- Three Bedrooms, Master with En-Suite Shower
- Superb Townhouse Level Short Walk of High Street
- Beautifully Presented Throughout
- Private Driveway Parking For 2 Cars
- Enclosed Private Small Rear Garden
- Double Glazed South Facing Conservatory
- Close to Local Schools and Amenities
- Early Viewing Greatly Advised

🏡 Freehold

🏠 EPC Rating C





Conveniently located to the town this 3 Bedroom Modern Semi Detached Mews House is situated in this exclusive private gated development. This lovely property is approximately a quarter of a mile level walk of The High Street plus the other local amenities, quietly positioned with only five properties sharing the development. Built in 2005 the accommodation on the ground floor has an entrance hallway with stone flooring and, a cloakroom, from where you are led into the well-appointed kitchen. The wall and base units are a stylish cashmere which are complimented by the stone tile flooring and granite worktops. The spacious living room/diner is a wonderful space for entertaining and enjoys plenty of natural light. There is a sunny conservatory leading from the living room, which opens up into the rear garden, by way of patio doors. On the first floor, you will find a double bedroom fitted with a built-in wardrobe and a single bedroom which are serviced by the family shower room. On the second floor, you will be impressed by the spacious master suite with built-in wardrobes and the en-suite. Externally to the front there is a well-tended small garden and allocated parking for two cars, whilst to the rear is a pretty, enclosed garden with a side access gate. In short, rarely do you find such a modern home in such a desirable location that should be viewed to be fully appreciated.

#### **Situation**

Every facility in Corsham is within a ten to fifteen minute walk including the primary school, secondary school, sports center, library, the arts center and cricket club (each of which have children's activities), the picturesque high street with its variety of interesting shops, cafes, public houses and Corsham Court with its lovely grounds. More comprehensive shopping and leisure facilities are available in The World Heritage City of Bath within about nine miles which has a mainline railway station with fast access to London (Paddington) as does nearby Chippenham which is within about 4 miles. Junctions 16 and 17 of the M4 motorway are within easy reach and commuting distance of Bristol, Swindon and London.

#### **Property Information**

E.P.C Rating Band: C

Council Tax Band: C

Mains Services

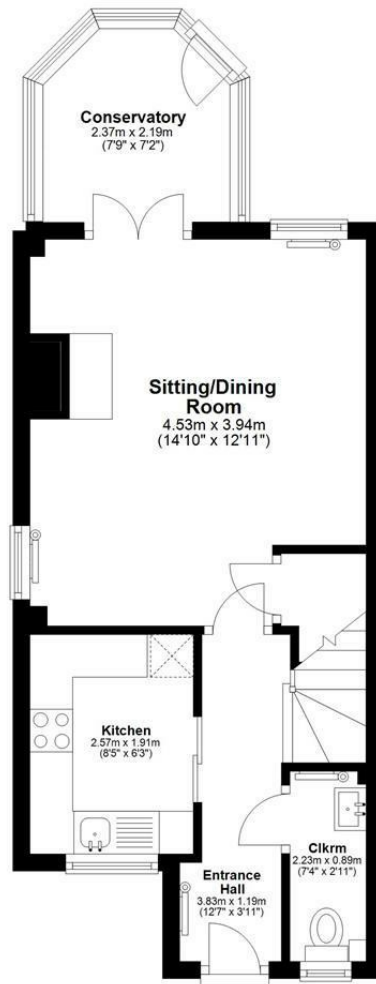
Freehold

Level Walking of High Street



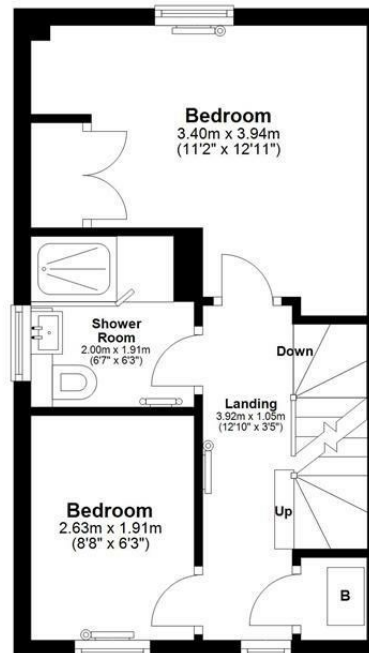
## Ground Floor

Approx. 36.1 sq. metres (388.1 sq. feet)



## First Floor

Approx. 28.3 sq. metres (305.0 sq. feet)



## Second Floor

Approx. 27.0 sq. metres (290.6 sq. feet)



Total area: approx. 91.4 sq. metres (983.6 sq. feet)

Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.