3 Teachers Way, Melksham, SN12 8FA

Price Guide £410,000

This Immaculately presented detached family home has 5 large bedrooms and very well presented throughout. Conveniently located a short walk from the town and closer to open country.

- Detached Family Home
- 5 Bedrooms
- Two Reception Rooms
- En Suite Facilities
- Gas Central Heating
- Double Glazing
- Single Garage And Parking

Freehold

EPC Rating B

This Immaculately presented detached family home has 5 large bedrooms and very well presented throughout. Conveniently located a short walk from the town and closer to open country. The property, built by Persimmon homes is approximately eight years old and has to the ground floor a through hallway, dining room, good sized main living room, cloakroom neatly located under the stairs and a door at the end of the hallway into the open plan kitchen breakfast room which runs the width of the property. The well equipped kitchen has a breakfast bar and a range of built in appliances including a breakfast bar and built in electric over, gas hob and extractor hood. French doors from the breakfast room give access to the garden and Lino flooring extends into the utility room. There is a wall mounted central heating boiler, space for a washing machine and tumble dryer and door to the side. Off the landing are the bedrooms. The largest two to the front and the master with an en suite shower room. Four of the bedrooms are double whilst the fifth is a good sized single, perfect as a small bedroom or office. The white bathroom suite completes the upstairs. The property is double glazed throughout and warmed by a mains gas fired central heating system. Externally there are front and rear gardens, The front is open plan and laid to lawn which extends to one side up to the path. The rear is accessed from the breakfast room and side gate off the driveway. The garden is enclosed by fencing laid mainly to lawn with a patio area which extends to one side where there is a built in BBQ. A large driveway will give off road parking for two cars. The single garage has an up and over door.

Melksham situation
Melksham is a former market town which has variety of shopping, leisure facilities, primary and secondary schools and supermarkets. Situated only 12 miles south of the M4 motorway, Melksham has good bus routes, road and rail links to Chippenham and by train onto Bath, Bristol and London. The Georgian city of Bath, (c.11 miles) and the ever expanding town of Chippenham and Trowbridge (c.6 miles) offer a comprehensive range of facilities and access to the M4 Motorway via junctions 17 and 18 respectively. Melksham is an ever expanding town with facilities matching the number of property developments planned and under construction. Station Approach is a small cul de sac a short walk of the town and within 100 meters of the railway station.

Property information
Council Tax Band: E

Double Glazed

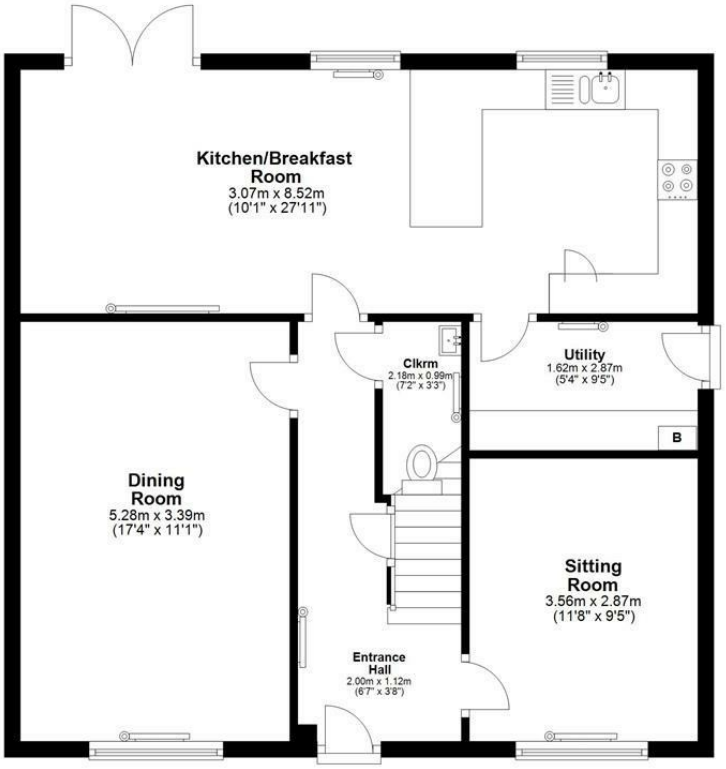
Mains Services

EPC Rating: B

Freehold

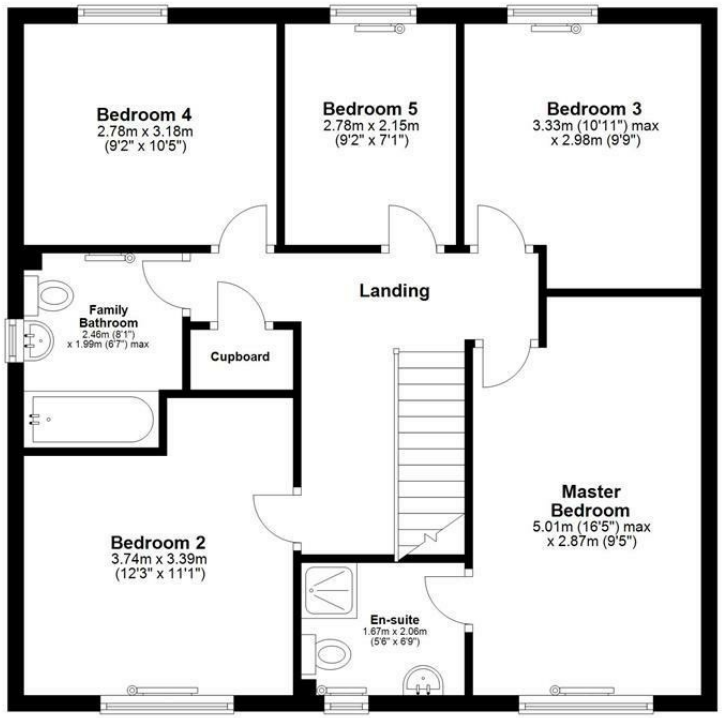
Ground Floor

Approx. 71.9 sq. metres (773.7 sq. feet)



First Floor

Approx. 71.9 sq. metres (774.3 sq. feet)



Total area: approx. 143.8 sq. metres (1548.1 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 firms 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.

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