



📍 8 Poole Road, Malmesbury, Wiltshire, SN16 9FG

🏠 Guide Price £395,000

A spacious four bedroom town house with a beautifully presented interior arranged over three floors, an attractive landscaped rear garden, driveway and attached garage.

- Attractive Town House
- Immaculately Presented
- Versatile Interior Over Three Floors
- Master Bedroom + En Suite Shower Room
- Three Further Double Bedrooms + Family Bathroom
- Kitchen With Oven and Hob
- Delightful Wide Rear Garden
- Adjacent Driveway With Garage To Side
- Popular No Through Road
- Convenient For Town, Schools and Dyson

🏡 Freehold

📊 EPC Rating C



An impressive, modern town house ideally situated just a short walk from the centre of Malmesbury. The property boasts well appointed, bright and light-filled accommodation arranged over three floors with four double bedrooms, a wide enclosed rear garden, off-street parking and adjacent garage. Poole Road is part of a small development built by Persimmon Homes in 2010, situated in a very accessible part of the town, with the centre and Dyson headquarters just an approximate 10 minute walk. On the ground floor the front door opens into an entrance hall with a cloakroom and stairs leading to the first floor. At the front of the property is a fitted kitchen with a range of wall and base units and built-in appliances. The sitting/dining room is situated at the rear of the property with french doors leading out to the garden. On first floor two bedrooms, one the master bedroom has an en suite shower room and the second is currently being used as a family room however both double in size with plenty of space for additional furniture. On the second floor there are two further double bedrooms with a bathroom in between the two rooms including a bath with a shower over. Externally the enclosed, landscaped rear garden has been designed for low maintenance with a paved patio, astroturf lawn and further decked patio in one corner. The garden is enclosed by an attractive fenced boundary and there is a useful external power point. A gate to the side opens onto the front driveway with a parking space and the attached garage which has power and light.

SITUATION

The property is conveniently located allowing easy access into the heart of the hilltop town of Malmesbury, which is officially recognised as England's oldest borough. Situated on the edge of the Cotswolds, surrounded by two branches of the River Avon, it boasts buildings of golden Cotswold stone and beautiful river walks. Famous for its ancient Abbey and elaborate 15th century Market Cross, the town may well have history round every corner but is also bursting with life, enjoying excellent independent shops, a Waitrose, award winning schools, charming cosy pubs, friendly cafes, regular farmers' markets and a busy local events schedule. The establishment of the Dyson design and development headquarters on the edge of the town means that Malmesbury is now a centre for technical innovation, allowing the town to truly describe itself as both ancient and modern. Malmesbury is five miles north of the M4 (Junction 17) so within easy commuting distance of Bristol, Bath and Swindon. London is approximately 1½ hours away by car or train.

PROPERTY INFORMATION

Tenure: Freehold


EPC Rating: C

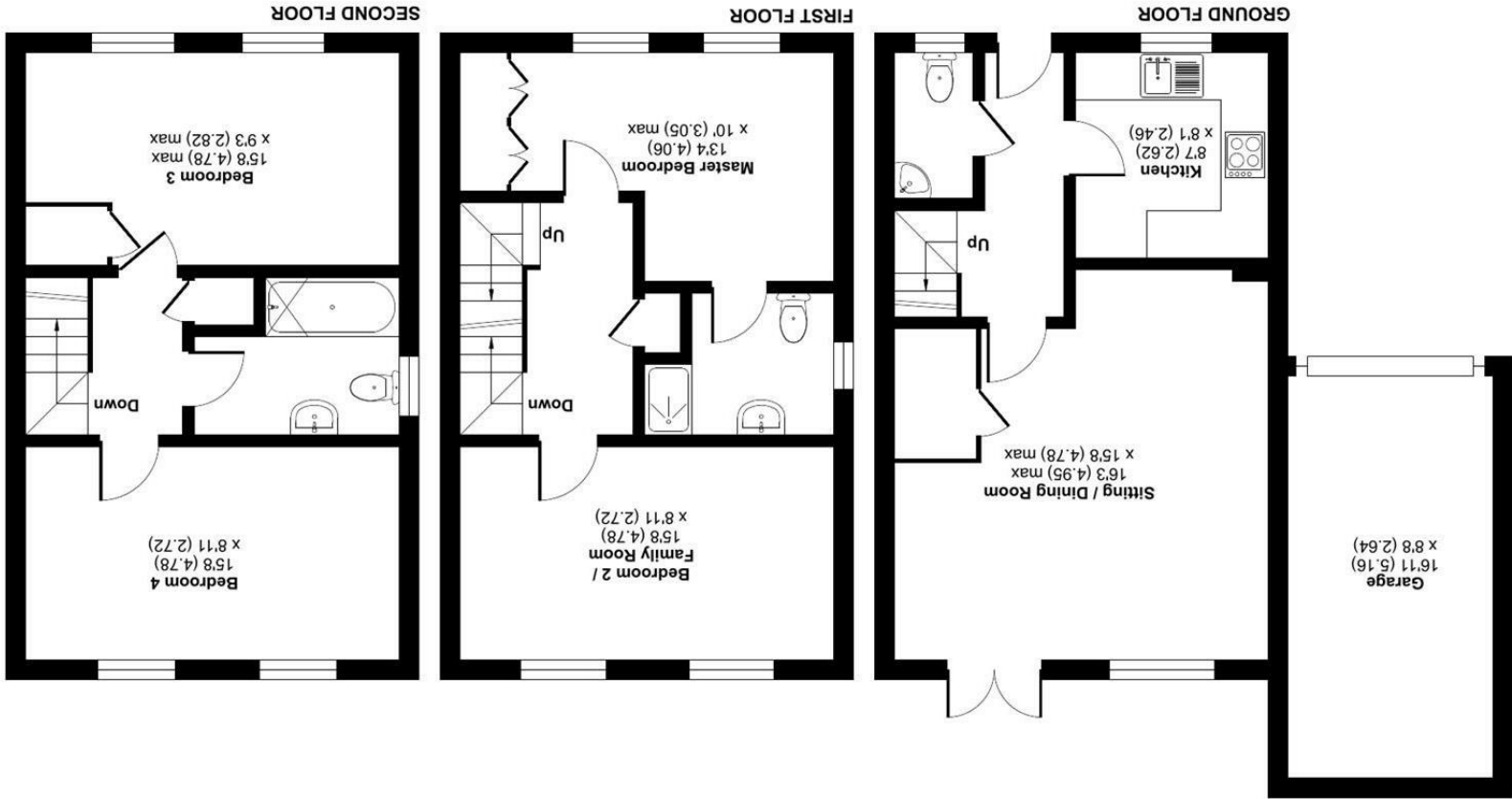
Council Tax Band: D

Mains water, gas and electricity



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 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntlhocom 2024.
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Approximate Area = 1218 sq ft / 113.1 sq m
 Garage = 147 sq ft / 13.6 sq m
 Total = 1365 sq ft / 126.7 sq m
 For identification only - Not to scale