





📍 Beechcroft Chapel Lane, Minety, Wiltshire, SN16 9QJ

🔗 £2,150 PCM

A well presented five bedroom detached property with private driveway leading to a single garage and ample parking located in the popular village of Minety. Available mid to late July 2024, unfurnished, £2150pcm (pets considered).

- TO LET
- WELL PRESENTED
- FIVE BEDROOMS
- DETACHED
- POPULAR VILLAGE
- LOVELY GARDENS
- GARAGE & PARKING
- COUNCIL TAX BAND E
- UNFURNISHED
- AVAILABLE MID TO LATE JULY 2024



🏠 EPC Rating E





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Internal accommodation is arranged over two floors comprising entrance hallway leading to an impressive modern kitchen/diner together with storage cupboard, integrated fridge/freezer, double oven, microwave, hob, dishwasher plus doors leading out to the rear garden. Accessed off the kitchen is a very useful utility room with washing machine, tumble dryer and its own access to the front of the property, w/c and the garage.

The living room is with wood burner that also serves the kitchen/diner and doors leading into a nice size conservatory.

Situated to the first floor are five bedrooms and a family bathroom with separate shower cubicle. The master bedroom benefits from having built in wardrobes and a lovely en-suite shower room. Bedroom two in size is another double bedroom that enjoys a dual aspect and fitted wardrobes. Bedrooms three and four are also doubles both with fitted wardrobes with bedroom four enjoys its own en-suite shower room. Bedroom five is a very good single, again with fitted wardrobes.

Externally, the gardens enjoy a high degree of privacy, extending to three sides and enjoying a sunny south facing aspect. The property is within walking distance of the village Primary School and provides speedy access to the town of Malmesbury linking the M4-Junction 17.

A minimum contract for this property is 12 months.



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.

The logo for strakers, featuring the word "strakers" in a lowercase, serif font. The letter 's' is stylized with a circular flourish above it.

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