





📍 37 Sir Bernard Lovell Road, Malmesbury, Wiltshire, SN16 9FN

🏠 £1,400 Per Calendar Month

- Attractive Modern Home
- Three Bedrooms
- Bathroom + En Suite Shower Room
- Kitchen/Breakfast Room
- Integrated Appliances
- West Facing Garden
- Driveway For Three Cars
- Desirable Riverside Setting
- Popular Cul de Sac



🏠 EPC Rating C





Very attractive 3 bedroom family home, located on this popular riverside development built by Redrow Homes, very close to the River Avon, and just a 30 minute riverside walk into Malmesbury. The most deceptive interior is arranged over two floors comprising an entrance hall with cloakroom, a sitting room with double glazed sliding patio doors opening onto the west facing rear garden and a kitchen/breakfast room fitted with a range of integrated appliances. There are 3 bedrooms, an en suite shower room and bathroom on the first floor. A gate from the rear garden opens onto a block paved driveway adjacent to the property with parking for three cars. Available now, u/f, £1400pcm. Sorry no pets

### SITUATION

This property is located in a delightful setting and forms part of the Cowbridge Mill development which is located on the rural edge of Malmesbury overlooking the River Avon. The old and new blend perfectly in Malmesbury, narrow medieval streets, ancient monuments and historic gems are complimented by modern shopping and quaint boutiques. This thriving pretty market town offers a wealth of buildings of architectural interest including its ancient Abbey, whilst also having a wide range of shops, including a Waitrose, award winning schools and leisure facilities. Early tributaries of The River Avon pass around the town with pretty walks and the countryside close at hand. There are public transport services and good road access to the larger towns of Cirencester, Chippenham, Swindon, Bath and Bristol whilst the M4 junction 17 is only five miles south. Trains from Chippenham (10 miles) and Kemble (5 miles) link with London Paddington within approximately 1 hour.

### PROPERTY INFORMATION

EPC Rating: C

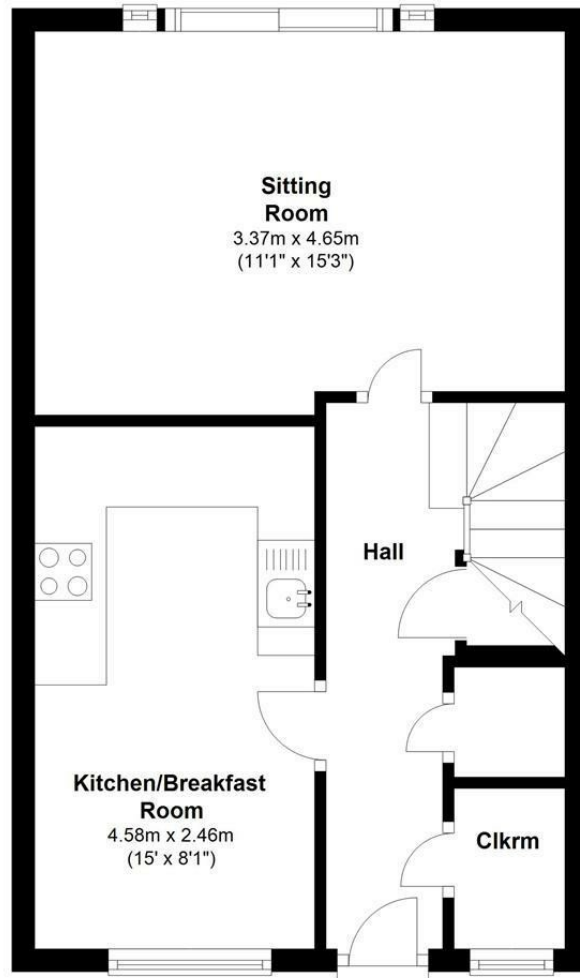
Council Tax Band: C

Mains water, gas and electricity.



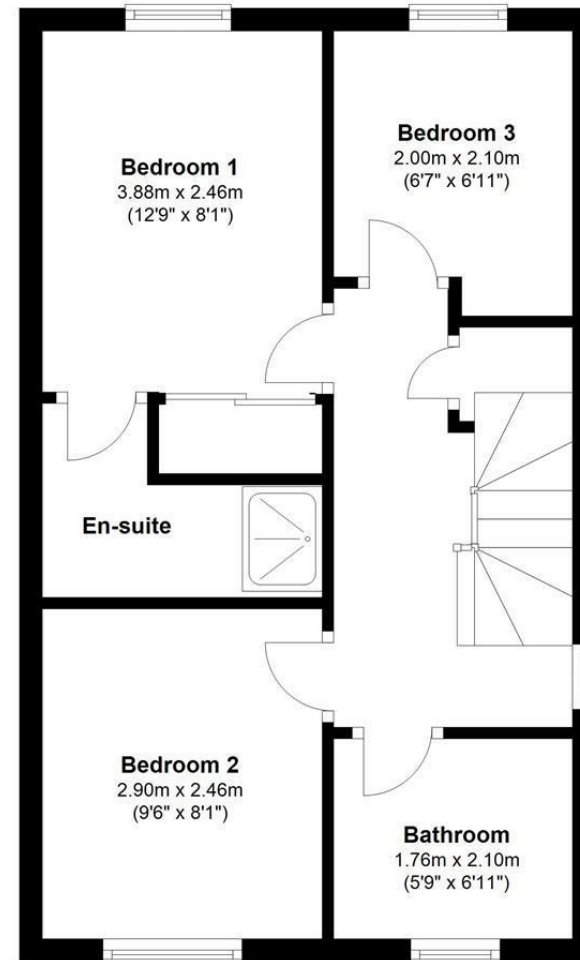
## Ground Floor

Approx. 37.4 sq. metres (403.0 sq. feet)



## First Floor

Approx. 37.0 sq. metres (398.3 sq. feet)



Total area: approx. 74.4 sq. metres (801.3 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.