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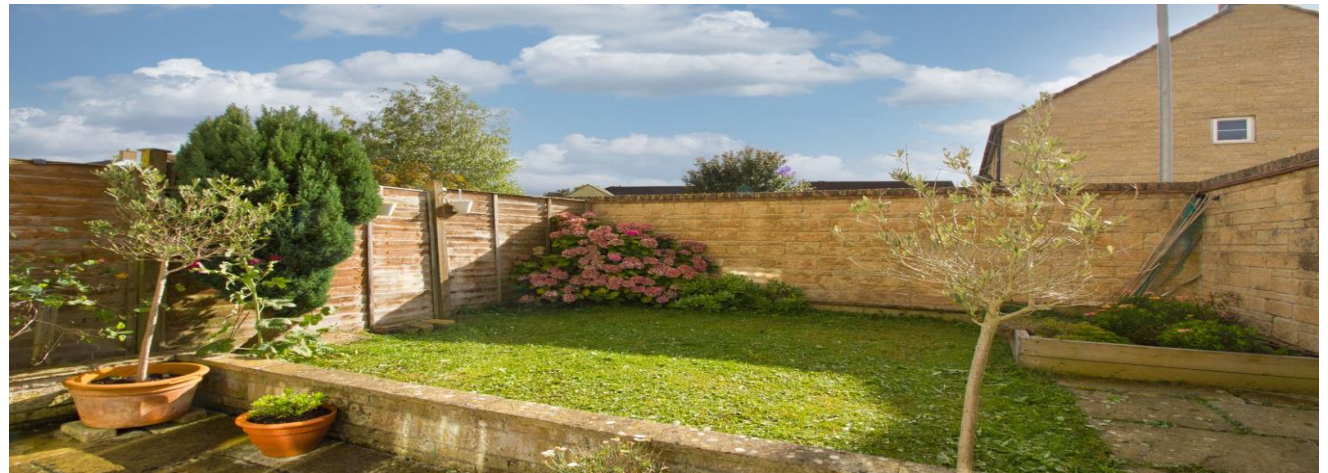
80 Freestone Way, Corsham, SN13 9EF

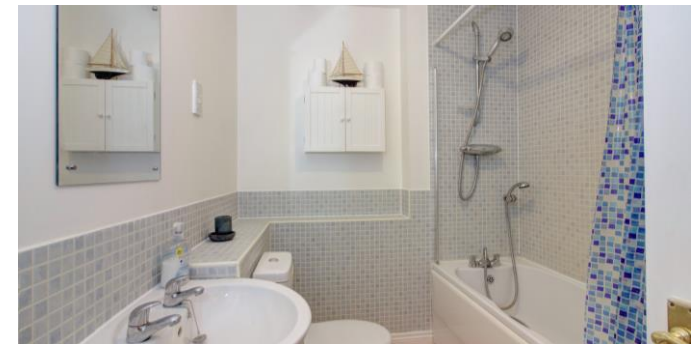
NO ONWARD CHAIN - Located within close proximity to local schools, amenities, parks and commuter links, this three-storey townhouse is an ideal family home, downsizer, buy to let investment, or as a first step onto the property ladder for first time buyers, benefitting from three double bedrooms, a single garage and south-west facing rear garden.

As you enter the property you are greeted by a hallway which gives access to the ground floor accommodation. Overlooking the front is the kitchen-breakfast room which comprises of a mixture of fitted wall and base units, built in electric oven with gas hob, and space for a fridge freezer and freestanding washing machine. There is also the added benefit of space to accommodate a breakfast table. Continuing down the hallway leads to the spacious sitting room measuring 15'7" x 13'11". Benefiting from a south-westerly aspect, the sitting has a light and airy feel which has been enhanced further by the addition of a conservatory to the rear of the property. The conservatory is double glazed, with a stone exterior wall and glass roof, which help to create usable living space with French doors that lead out to the garden. To complete the ground floor there is also a downstairs cloakroom/WC accessed via the hallway.

Stairs to the first floor give access to two double bedrooms, front and rear, and also the family bathroom which consists of a white suite with bath and overhead shower. A second staircase leads to the second floor where you will find the master bedroom complete with ensuite shower room, and dressing area with built in wardrobes.

Externally, there is a manageable garden to the rear which is fully enclosed and very private whilst also catching the afternoon sun due to its south-westerly aspect. As a result there is plenty of space for children to play or as an area to potter and enjoy a BBQ during the summer months. Accessed via a gate from the garden is a driveway and a single garage which is located beneath the attached neighboring coach house, also complete with electric supply.





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Corsham is a pretty and historic town of architectural significance located on the southern fringes of the Cotswolds, an area of outstanding natural beauty and some 8 miles North East of the fine Georgian City of Bath. The town, noted for its pretty High Street, has a wealth of beautiful and historic buildings dating from the 16th Century such as the Alms House and the historic Corsham Court with its landscaped open parkland. The town caters for most day to day needs with a range of national and bespoke shops, coffee houses, boutiques, restaurants and a variety of public houses. There are very good Primary and Secondary schools and the new Corsham Leisure Centre. Communications are excellent: Bath, Bristol and Swindon are all within easy motoring distance; there are fast road links to London and the West Country via the M4 motorway (J17 and 18 approximately 15 - 20 minutes away); and quick main line rail services are available from either Bath or Chippenham.

Additional Information:

Tenure: Freehold Town House / Leasehold garage

Council Tax Band: D

EPC Rating: : C (76) // Potential: B (87)

Services: Gas Central Heating. Mains Drainage. Mains Electric. Mains Water. Double glazing.



Energy Efficiency Rating	
Current	Potential
87	76
Very energy efficient - lower running costs A (61-91) B (69-80) C (76-89) D (82-93) E (84-92) F (91-100) G (101-120)	
EU Directive 2002/91/EC England & Wales Not energy efficient - higher running costs	

