



Linnet Road, Calne
£132,000



DUE TO THE HIGH NUMBER OF APPLICATIONS - NO LONGER TAKING VIEWINGS!

This semi-detached four/five bedroom property is offered for sale with the benefit of 40% OWNERSHIP, shared with Green Square Accord Housing Association.

This home is located north of Calne, close to green spaces, amenities, and open countryside. The property offers an excellent amount of space throughout and benefits from having an easy maintenance rear garden and garage. Internally on the ground floor, there is a spacious entrance hall, cloakroom, family room, and dining kitchen. On the first floor, there is a Jack and Jill cloakroom, bedroom, and large living room which could also be used as a bedroom. On the second floor, the principal bedroom with en suite is located, with two further double bedrooms and a family bathroom. The property has gas central heating and double glazing throughout.



CALNE AND SURROUNDING AREA

Calne is a market town steeped in history, with a rich heritage of traditional industries including textile production and Wiltshire ham. Calne is the birthplace of Joseph Priestley, the discoverer of oxygen, who conducted his experiments at nearby Bowood House. Idyllic countryside surrounds the town with brilliant walking routes and nearby villages with abundant traditional country pubs. While in the town, you'll find cafes, a microbrewery, and a variety of independent and high-street shops, supermarkets and eateries. There is a good selection of primary schools and a secondary school, Kingsbury Green Academy. There are GP and dental surgeries with three leisure centres with swimming pools, fitness suites, and health classes. There is also the ever-popular Calne Football, Rugby, Cricket and Tennis Clubs, as well as a great cycling and running community to name a few. To the east down the A4 you will pass Cherhill White Horse, Silbury Hill, Historic Avebury, and then onto Marlborough. To the west is Bowood, Chippenham, Bath and the M4 westbound. To the north is Royal Wootton Bassett and the M4 eastbound.

LOCATION

Placed on the desirable Lansdowne Park development with convenient access to local shops, schools, and a gentle walk from the town centre.

SUMMARY

This property is offered for sale as a 40% shared ownership arrangement. For full details and leasehold information, please contact the Butfield Breach office 01249 821110.

ENTRANCE HALL

Upon entering the home there is a generous hallway with solid wood flooring. Doors open to the dining kitchen, lounge and cloakroom.

CLOAKROOM

Water closet and wall hung wash basin. Solid wood flooring.

DINING KITCHEN

17'10 x 9'8 (5.44m x 2.95m)

The dual aspect dining kitchen is well-proportioned to offer ample space to cook and entertain. The kitchen features floor cabinets with solid worktops with an inset double sink with a mixer tap under a window viewing over the rear garden. There is also a Range style cooker with 5-ring gas hob and extractor hood over. Space to accommodate a free-standing fridge freezer. A large larder cupboard houses the Vaillant boiler. There is an archway to the useful utility room, where there is space for a washing machine, further storage and a sink with

drainer. To the dining section of the room is space for a dining table and chairs. From here patio doors lead into the rear garden, expanding the living space in the warmer months. Windows face both the front and rear of the property. Solid wood flooring.

FAMILY ROOM

17'10 x 10 (5.44m x 3.05m)

A bright, dual aspect room with windows to the front and side. The room is spacious and could be used as a lounge, gym, home office or family room. Carpeted.

FIRST FLOOR LANDING

Doors open to bedroom two, cloakroom, living room and the airing cupboard where the water tank is housed. Window to the front.

FIRST FLOOR LIVING ROOM

11 x 10'8 (3.35m x 3.25m)

A large dual-aspect room, which is currently used as a living room but could be used as a bedroom if required. There is ample space for multiple sofas and display furniture. Windows view out to the side and front.

BEDROOM TWO

11 x 10'8 (3.35m x 3.25m)

A large dual aspect double bedroom with windows to the front and side. This room can easily accommodate a kingsize bed, wardrobe plus other furniture to complement. Carpeted flooring.

JACK AND JILL CLOAKROOM

The cloakroom can be accessed from bedroom two and from the first floor landing. Water closet and wash basin. Vinyl flooring.

SECOND FLOOR LANDING

Doors open to the principal bedroom, bedrooms three and four and the family bathroom.

PRINCIPAL BEDROOM PLUS EN-SUITE

11'6 x 9'8 (3.51m x 2.95m)

A good sized principal bedroom with the benefit of two built-in wardrobes with hanging rails and deep shelving. Ample space for a kingsize bed and further furniture. Window to the side of the property. Fitted with carpet.

The en suite comprises a pedestal water closet, basin and a double shower cubicle. Vinyl flooring and window to the front.

BEDROOM THREE

9'8 x 9'8 (2.95m x 2.95m)

A double bedroom with windows viewing out to the front and side. Fitted with carpet.

BEDROOM FOUR

9'8 x 7'8 (2.95m x 2.34m)

This room has ample space for a double bed and further furniture. Currently used as a gym/weights room. Fitted with carpet and a window faces the rear garden.

FAMILY BATHROOM

The bathroom comprises a bath on a raised plinth, water closet and pedestal basin. Wood effect vinyl flooring and timber wall cladding to dado height. Window with obscure glass faces the front of the home.

EXTERNALS

Outlined in further detail as follows:

GARDEN

The garden is larger than the average for this area and is fully enclosed. Perfect for outside dining and relaxation, the garden features a patio area, seating area and paths of decorative plum slate, around a central lawned area. There is a pedestrian door to access the rear of the garage. There is also a gate to access the front of the garage.

GARAGE

16 x 9 (4.88m x 2.74m)

The garage has an up and over door, power and light. Partial boarded for eaves storage.

GREEN SQUARE ACCORD HOUSING ASSOCIATION CRITERIA

Who can apply for this scheme

- You must be in housing need and unable to afford to buy a home on the open market.
- Your household income must be £80,000 or less a year.
- You're a first time buyer (or you used to own a home but can't afford to buy one now).
- You rent a council or housing association property.
- You own a home that is currently 'sold subject to contract' or 'STC'

FURTHER INFORMATION

Rent on the unsold share - £393.23 pcm

Service charge - £17.08pcm

Staircasing restrictions – None, can staircase to 100%.

Lease term – 81 years remaining.

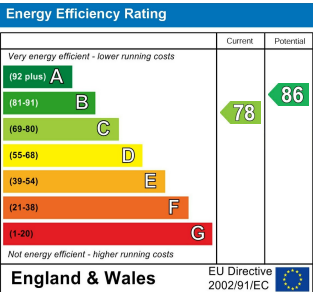
All applicants will be required to complete a Financial Planning Questionnaire to be submitted to Green Square Accord Housing Association.

COUNCIL TAX BAND

Council tax band D.







Directions: For exact location and details on how to view please contact Butfield Breach on 01249 821110

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