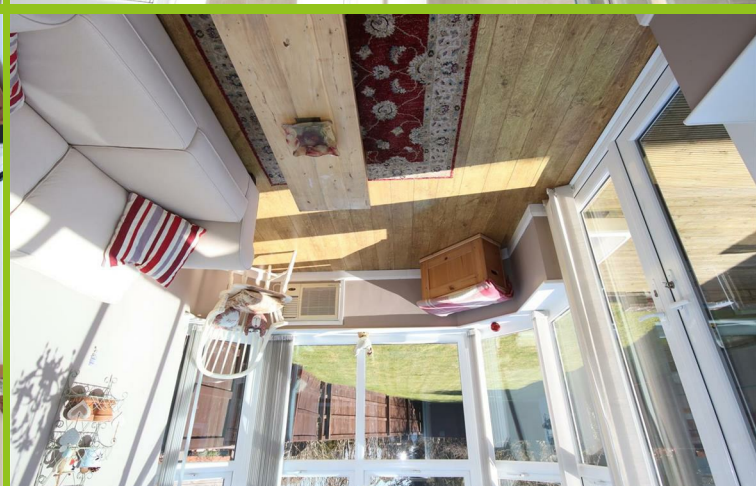




11 The Maltings, Yatton Keynell, SN14 7BP

A very well presented three bedroom semi detached house located within a cul-de-sac in the popular village of Yatton Keynell. The property offers spacious accommodation, arranged over two floors to include entrance porch, entrance hall, sitting/dining room, conservatory, kitchen and a good size utility room with space for a study area. On the first floor there are three bedrooms and a family bathroom. The property has a driveway providing off road parking and leading to a garage to the front and a larger than average sunny garden to the rear. Additional benefits include oil central heating and double glazing.

Situation

The property is well located in a small cul-de-sac of similar properties within this popular village. Yatton Keynell is a sought after village within The Cotswolds, an Area of Outstanding Natural Beauty, with local amenities including Post Office/Stores, primary school, doctors' surgery, and a public house. The picturesque village of Castle Combe is 10 minutes drive away and the nearby market town of Chippenham and the World Heritage city of Bath provide an excellent range of shopping facilities and amenities including schooling for all ages and mainline rail services (Chippenham to Paddington about 75 minutes). Excellent road connections provide easy access to the major employment centres of Bristol and Swindon via the M4 J17 which is 10 minutes drive away, London and the West Country. There is a good choice of both state and private schooling in the area and those with an interest in country and leisure pursuits are well catered for in the region.

Accommodation Comprising:

uPVC double glazed entrance door to:

Entrance Porch

uPVC double glazed window to front and side. Storage cupboard. Obscure uPVC double glazed entrance door to:

Reception Hall

Stairs to first floor with cupboard under. Radiator. Coving. Storage cupboard. Doors to:

Sitting Room/Dining Room

uPVC double glazed window to front. Two radiators. Coving. uPVC double glazed door and window to:

Conservatory

uPVC double glazed on brick built base with French doors to side. Wood laminate flooring. Radiator. Air conditioning unit.

Front Garden

Laid to gravel for ease of maintenance. Block paved driveway leading to garage.

Rear Garden

A generous garden enjoying a sunny aspect. Decked seating area with the remainder being laid to lawn. Outside tap. Shed. Oil tank. Enclosed by timber fencing.

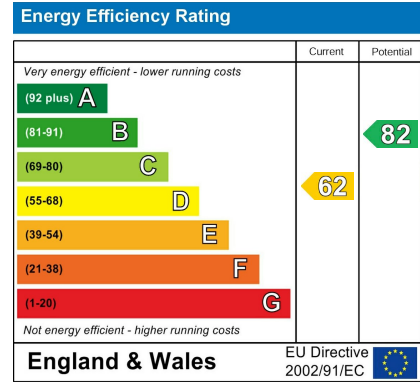
Garage

Up and over door. Power and light.

Directions

Take the A420 Bristol Road from Chippenham. After c.2 miles bear right signposted Yatton Keynell. Proceed through the village and at the far end turn right onto the Grittleton Road. Take the first turning on the left into The Maltings where the property will be found on the right hand side.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold

GOODMAN WARREN BECK

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Kitchen

uPVC double glazed window to rear. Radiator. Range of drawer and cupboard base units with matching wall mounted cupboards with under unit lighting. Rolled edge worksurfaces with tiled splashbacks. Inset one and a half bowl single drainer sink unit with chrome mixer tap. Built-in electric hob and double oven with extractor over. Integrated dishwasher. Coving. Spotlights. Archway to:

Utility Room

uPVC double glazed window and door to rear. Radiator. Drawer and cupboard base units with matching wall mounted cupboards. Rolled edge worksurfaces with tiled splashback and inset single bowl single drainer stainless steel sink unit with chrome mixer tap. Space and plumbing for automatic washing machine. Further appliance space. Door to Garage.

First Floor Landing

Double glazed window to side. Access to roof space. Coving. Doors to:

Bedroom One

uPVC double glazed window to front. Radiator. Coving.

Bedroom Two

uPVC double glazed window to rear. Radiator. Storage cupboard. Coving.

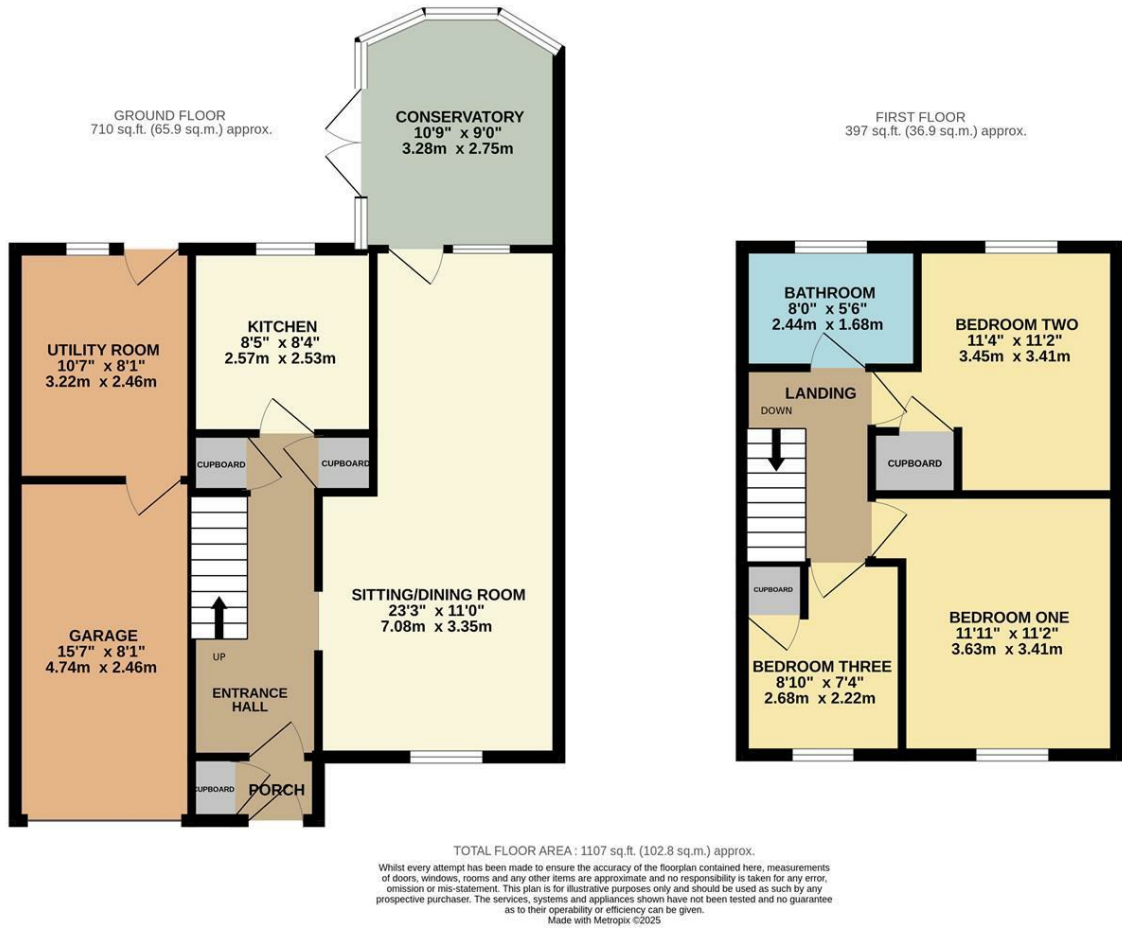
Bedroom Three

uPVC double glazed window to front. Radiator. Overstairs storage cupboard. Coving.

Bathroom

Two obscure uPVC double glazed windows to rear. Chrome ladder radiator. Panelled bath with chrome mixer tap and shower attachment. Corner shower cubicle. Pedestal wash basin. Close coupled WC. Fully tiled walls and floor. Spotlights.

Outside



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 to this property. We have not carried out a detailed survey not tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other load secured on it. Floor plans (not to scale, for illustrative purposes only)