



11 Yewstock Crescent West, Chippenham, SN15 1QX

FOR SALE BY INFORMAL TENDER. A mature four bedroom semi detached house ideally situated in this highly sought after area of town offering easy access to a wide range of amenities including secondary schools, John Coles Park and the mainline railway. The property is on the market for the first time in 50 years and offers scope for improvement and extension subject to the necessary consents. The accommodation on the ground floor offers an entrance hall with understairs storage, sitting room with bay window, open fireplace and double doors through into a separate dining room enjoying views up the garden, kitchen with useful pantry currently housing the fridge/freezer, side porch, WC and boiler cupboard. The first floor has a master bedroom with bay window and built-in wardrobes, three further bedrooms and a bathroom. Other benefits include double glazed windows and gas central heating. To the front is a driveway providing off road parking leading to the garden and an area of garden with mature shrubs. To the rear is a good size garden with patio area, lawn and well established shrubs and fruit trees.

Situation

The property is situated in this sought after area of the town offering easy access to a wide range of amenities. The two highly rated senior schools enjoying Academy status are a short walk away and the town centre with its numerous amenities and mainline rail station are within easy walking distance. The delightful John Coles Park with its band stand and bowls club are also close by. M4 J.17 is c. 4 miles north providing swift access to the main commuter areas of Swindon, Bath and Bristol.

Accommodation Comprising:

Recessed Porch

Leaded glazed entrance door and side panels to:

Reception Hall

Radiator. Stairs to first floor with cupboards under. Picture rails. Doors to:

Dining Room

Double glazed window to rear. Radiator. Serving hatch to kitchen. Picture rails. Part glazed double doors to:

Sitting Room

Double glazed bay window to front. Radiator. Feature open fire with tiled surround and hearth. Picture rails.

Kitchen

Double glazed window to rear. Drawer and cupboard base units and wall mounted cupboards. Worksurfaces with tiled splashbacks and inset single bowl single drainer stainless steel sink unit. Space for cooker. Space and plumbing for washing machine. Door to Garage. Door to:

Side Lobby

Double glazed door to side. Walk-in cupboard with window to side and gas fired boiler.

Cloakroom

Obscure double glazed window to rear. High level WC.

First Floor Landing

Access to roof space. Doors to:

Bedroom One

Double glazed Bay window to front. Radiator. Two built-in double wardrobes. Picture rails.

Bedroom Two

Double glazed window to rear. Radiator (unsure if working). Built-in double wardrobe. Picture rails.

Bedroom Three

Double glazed window to front. Picture rails.

Bedroom Four

Double glazed windows to front and rear. Radiator (not working).

Bathroom

Obscure double glazed window to rear. Panelled bath. Pedestal wash basin. Low level WC. Cupboard housing hot water tank and immersion heater. Radiator. Tiling to principal areas.

Outside

Front Garden

Driveway to front leading to garage. Planted with mature shrubs. Side access to rear garden.

Rear Garden

A good size garden to the rear with paved seating area, the remainder being mainly laid to lawn with mature shrubs. Greenhouse, summerhouse and shed.

Directions

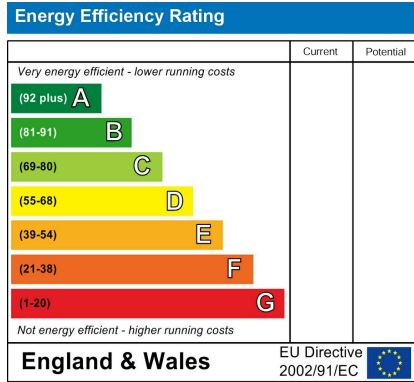
From the town centre proceed through the railway arches leading out of town along the one way system into Marshfield Road. Keep in the left hand lane and go over the mini roundabout. Take the second right into Hardenhuish Avenue then left at the junction into Yewstock Crescent West and the property will be found on the right hand side.

Method of Sale

We are inviting offers for this property by Informal Tender to be submitted to us by no later than 12pm, Monday 2nd March 2026. The appropriate form can be requested by calling us on 01249 444449 or email info@goodmanwb.co.uk.

The vendor reserves the right not to accept the highest or any tender(s) received and the right to accept an offer prior to the tender date.

ENERGY PERFORMANCE GRAPHS



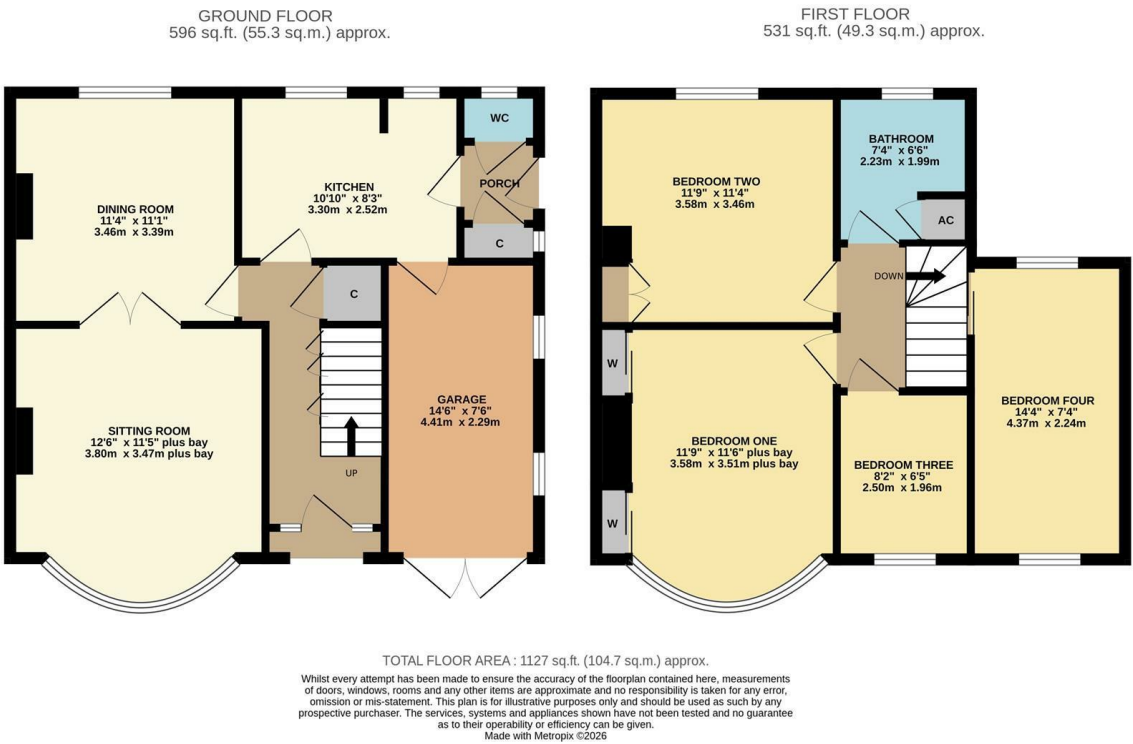
Council Tax Band: E

Tenure: Freehold

GOODMAN WARREN BECK

64 Market Place
Chippenham, Wiltshire SN15 3HG
Tel 01249 444449 | Fax 01249 448989
Email info@goodmanwb.co.uk

Price Guide £375,000



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)