



## 12 Limes Place, Latton, Wiltshire.



### **DIRECTIONS**

Please use the postcode SN6 6DR or call the office at any time for detailed directions from your location.

### **SUMMARY**

Situated in a quiet close in the heart of this attractive village, is this spacious ground floor apartment with double doors leading out to the decking and garden beyond. The property benefits from a desirable rural village location but remains convenient for the local road network and is offered for sale with no onward chain.

### **PROPERTY**

The property is accessed from the communal entrance to the front into a large and welcoming entrance hall with storage cupboard. Straight ahead is the kitchen/breakfast room which benefits from a range of storage and appliance space, as well as a breakfast bar. There is a good size living room which has double doors leading out to the decking and communal gardens beyond.

The spacious master bedroom benefits from built in wardrobes and the shower room has been updated with a suite comprising shower, wc, and wash hand basin. The property is completed by the utility area which is accessed from the shower room and has a wall mounted, gas fired boiler, and space for further appliances.

### **GARDENS**

Externally the property offers a generous communal rear garden immediately accessed from the living room with an area of decking. Parking is provided on street whilst there is a secured communal entrance hall with a separate understairs storage cupboard which belongs to this property.



### **LOCATION**

Latton is a small village lying between Cirencester and Swindon just off the A419. The village has a church, whilst more extensive facilities, such as shops, pubs, schools, doctors surgery etc can be found in the nearby market town of Cricklade a short distance to the south, or even more in Cirencester which is slightly further to the north. Latton is well positioned for access to both the M4 and M5 Motorways and for mainline rail services from Swindon or Kemble (London Paddington). It is on a useful bus route and is surrounded by the fantastic country walks and leisure facilities of the Cotswold Water Park.

### **VIEWING**

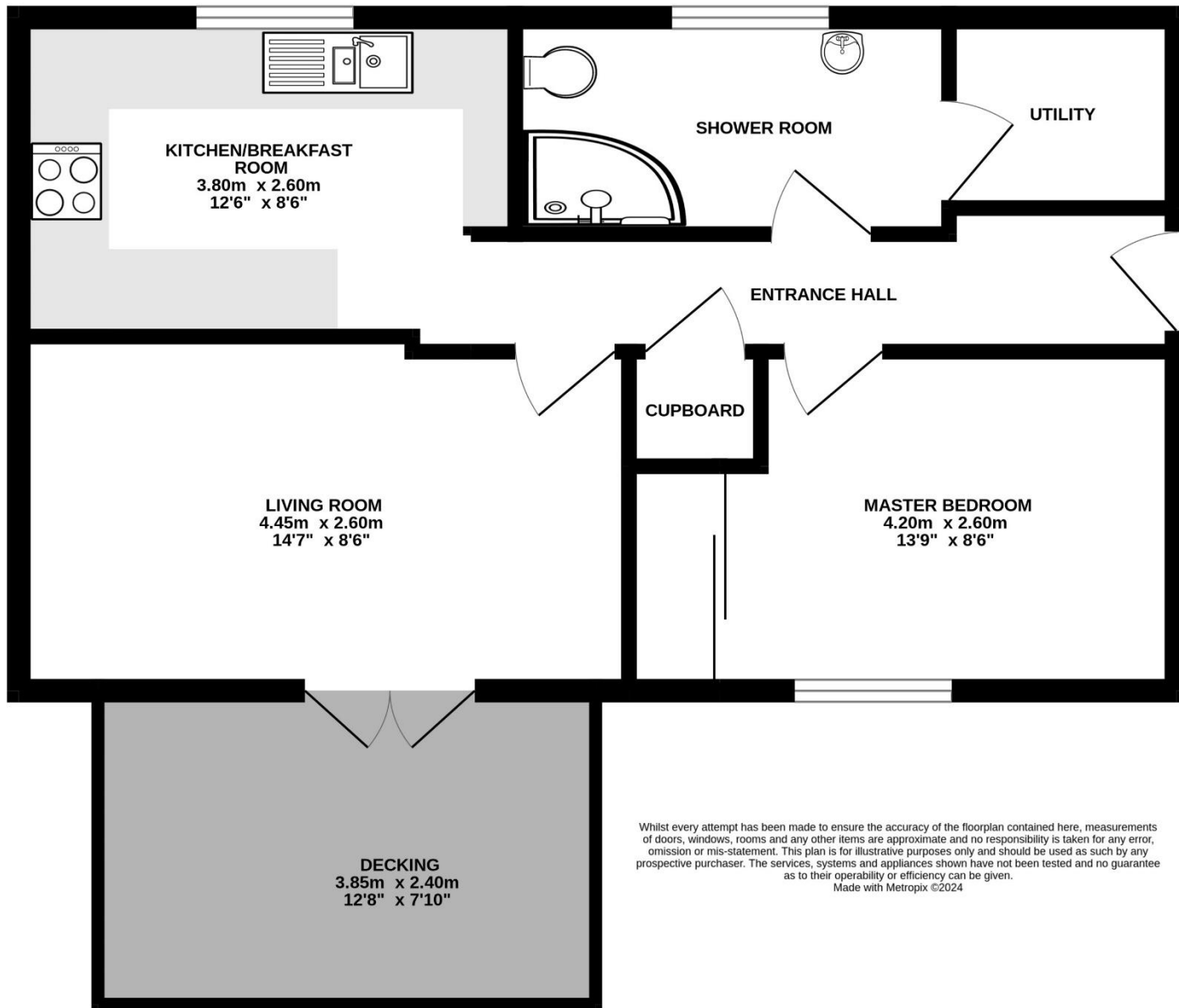
Viewing is available by appointment 7 days a week. Please call your local office to arrange.

### **MORTGAGE**

We advise potential purchasers to speak to Financial Associates to discuss their financial requirements. Call us for further information.

### **AGENTS NOTE**

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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