

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12-14)	A		
(15-17)	B		
(18-20)	C		
(21-23)	D	61	69
(24-26)	E		
(27-28)	F		
(29-30)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

57 High Street Marshfield Chippenham SN14 8LR
 Approx. Gross Internal Area
 129 sq ft - 1,394 sq m



- KEY**
- Kitchen
 - Living Area
 - Bedroom
 - Bathroom
 - Storage

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VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

DISCLAIMER: All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only - they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.

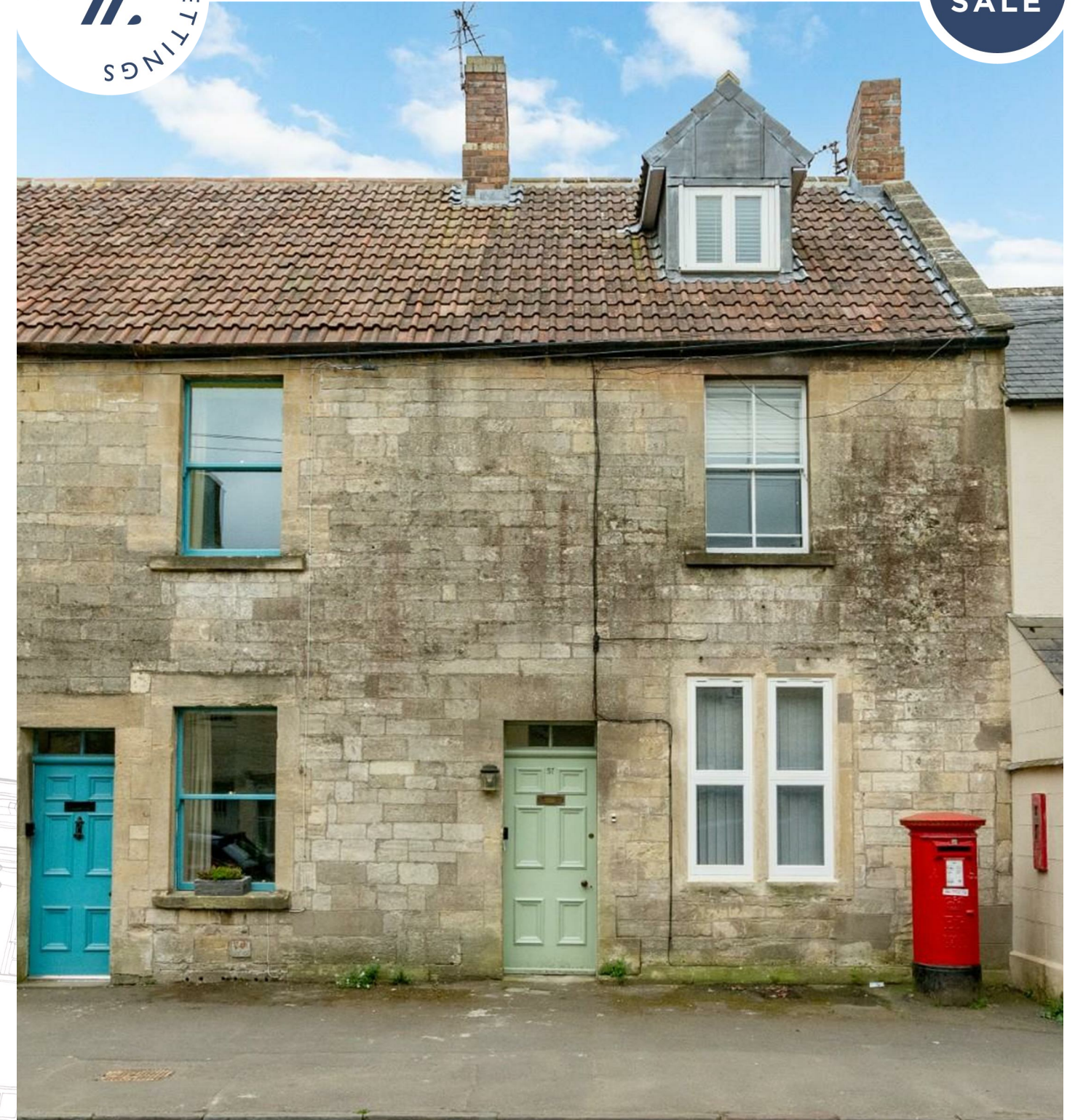
ZEST ESTATE AGENTS

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HIGH STREET, MARSHFIELD

**GUIDE PRICE
 £350,000**

3 BEDROOM MAISONETTE - GARDEN

- Beautifully presented maisonette, spacious and light
- Family bathroom and separate shower room
- Large south facing garden to the rear with far reaching views
- Open plan living room with log burning stove and a modern kitchen/diner
- Central village location
- Lovely family home or potential investment



DESCRIPTION

A charming three bedroom garden maisonette in the heart of the popular Cotswold village of Marshfield. The property benefits from a recently refurbished open plan living space including a kitchen/diner and a living room with log burning stove, complimented by a study area. One staircase then leads up to the principle bedroom and en-suite shower room with far reaching views.. A separate staircase takes you to a family bathroom as well as a large double bedroom (with potential to create an ensuite shower room). On the second floor, there is a further double bedroom with far reaching views to the rear. On the lower ground floor to the rear is a spacious utility space leading to a patio area and large south facing garden, outbuilding. This property makes a lovely family home or would also work well as an investment property.

town and the high street is very picturesque with seventeenth, eighteenth and early nineteenth century homes. There are two very well regarded pubs in the High Street, the Catherine Wheel, and the Lord Nelson Inn and the pretty Sweetapples tea shop is worth a visit. There is also an interiors shop, Vintage and Brown, butcher, post office, general shop, veterinary practice and primary school.

Marshfield offers very good access to the M4 and is located approximately 10 miles away from Chippenham railway station, which gives you access to London Paddington within 1 hour and 14 minutes. The World Heritage City of Bath is just 6 miles away also giving you access to wider selection of schools.

TENURE

No management fees or ground rent
FREEHOLDERS: Bath Vet Group
 999 year lease. Commenced in 1990. Subject to change.

LOCATION

Marshfield was a prosperous Cotswold wool