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french



120 Sillars Green, Malmesbury, Wiltshire, SN16 0FS

A modern, two-bedroom terraced property situated on a popular new build development on the outskirts of Malmesbury. Benefitting from a remaining NHBC warranty, and off-street parking for two vehicles.

Backbridge Farm is a brand-new development that was commenced in 2022 and is currently ongoing by Persimmon Homes. This particular property was built in 2023 and is positioned on the outskirts of the development with a private aspect of the mature trees surrounding the site. The property is a mid-terrace, two-bedroom home with neutral and contemporary accommodation set across two floors, accompanied by a rear garden and off-street parking for two vehicles.

The property is accessed via the front door into the entrance hallway. Stairs to the first floor rise directly ahead of the door and doors on the right-hand side access a handy downstairs cloakroom and the sitting room. The sitting room has a window to the front of the property providing great natural light from the south facing orientation, and the room has space for sofas and the necessary furniture. A useful understairs cupboard is accessed to one corner, providing storage and a further door beside this flows into the kitchen/dining room. The kitchen is fitted into a 'U' shape with wall and base units in a contemporary gloss finish. There are integrated appliances including an electric hob and oven, fridge freezer, dishwasher and a washer/dryer. To the opposite side of the room is space for a dining table and chairs along with French doors that open onto the rear patio and garden.

Rising up to the first floor is a landing that accesses two double bedrooms, both of which have fitted storage. A bathroom sits between the two bedrooms and comprises a modern white suite with a shower over the bath, W.C and wash basin.

Externally there is a recently landscaped rear garden that comprises a flagstone patio terrace across the rear of the house, then two steps lead up to the level lawn area. There is a footpath to the side of the terrace providing rear access and access to the parking spaces.

We believe the property is connected to all mains services; Gas, electricity, drainage and water. Council tax band C (Wiltshire County Council). The property is freehold.

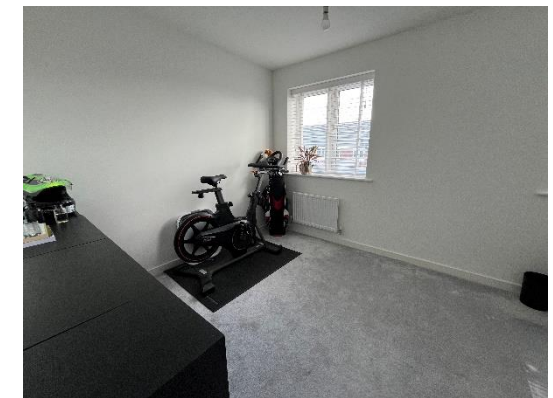


There is an annual service charge payable for the upkeep of the communal areas – detail to be confirmed.

EPC - B(84).

Backbridge Farm is situated just on the outskirts of Malmesbury, which is a beautiful, historic market town situated on the southern edge of The Cotswolds. The charming town centre has a wide array of independent shops, pubs and restaurants including a Waitrose store and a weekly artisan farmers market. The two primary schools are highly regarded, and the secondary school has been rated outstanding in its most recent Ofsted report. Several well-regarded private schools are also within easy reach of the property.

Guide Price £260,000



Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Approximate Area = 625 sq ft / 58 sq m

For identification only - Not to scale

