





A delightful two bedroom ground floor apartment, one of just six apartments set in this Grade II Listed barn conversion within well maintained communal grounds. The accommodation has original features which include high ceilings & exposed beams and briefly comprises; entrance hall, lounge/dining room with French doors opening to a patio area in the large rear communal garden, kitchen, two bedrooms and bathroom. Externally there is a single garage and allocated parking. With No Onward Chain an internal viewing is highly recommended.

### Viewing

Viewings Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 65 New Road, Chippenham, Wiltshire SN15 1ES

### Yatton Keynell

Yatton Keynell is a particularly sought-after location sat on the edge of the Cotswolds. This popular village is proud to boast a good selection of amenities including By Brook Valley Church of England Primary School, as well as a Village Store / Post Office with local Coffee Shop, a doctor's surgery with dispensary plus The Bell Inn (which offers excellent food as well as quizzes to get involved in!). Nearby, the famous quintessential Cotswold village of Castle Combe is known for its traditional unspoilt character and fine hotel and Golf Club, and there is excellent access to the M4 via Junction 17 and 18 that allow for easy access to Bristol or London. Bath is approximately 14 miles and Chippenham (5 miles) has a mainline Railway Station (London Paddington 58 minutes). There is a wealth of beautiful local walks and bike rides within the immediate vicinity, not to mention the plethora of amenities available on the Corsham High Street that is also just a short drive away from this property.

### Ground Floor Apartment

### Accommodation

With approximate measurements the accommodation comprises:

#### Entrance Hall

Composite door to front, door to lounge, cupboard.

#### Lounge/Dining Room 5.72m x 4.17m (18'09" x 13'08")

Upvc double glazed windows to side and rear, french doors to rear, door to kitchen, electric heater, wall lights.

#### Kitchen 2.36m x 1.98m (7'09" x 6'06")

Upvc double glazed window to front, fitted kitchen offering a matching range of wall and base units, stainless steel sink drainer inset to rolled edge work surfaces, part tiled, integrated electric oven and four ring electric hob with cooker hood over, space and plumbing for automatic washing machine, fridge.

#### Inner Hall

With doors to;

#### Bedroom One 3.43m x 2.64m (11'03" x 8'08")

Upvc double glazed window to rear, electric heater, built in wardrobe.

#### Bedroom Two 2.49m x 1.57m (8'02" x 5'02")

Upvc double glazed window to rear.

### Bathroom

Obscured Upvc double glazed window to front, fitted with a three piece suite comprising bath with shower over, pedestal wash hand basin, low level w/c, all with chrome fittings, part tiling.

### Externally

#### Communal Gardens

There is well maintained gardens laid to lawn to the rear with established planting and flower borders around the properties.

#### To the Front

There is off road parking to the front of the development, each apartment is allocated...

#### Garage

Situated in a block, a short distance from the property is a single garage with up and over door.

### Property Information

Utilities/Services - Mains Electric, Water & Drainage, Electric Heating

Wiltshire Council Tax - Band B

Tenure - Leasehold Service Charge & Ground Rent £650 Annual Fee (for 2023/2024) Length of Lease 981 years from 2006

Listing - Grade II Listed





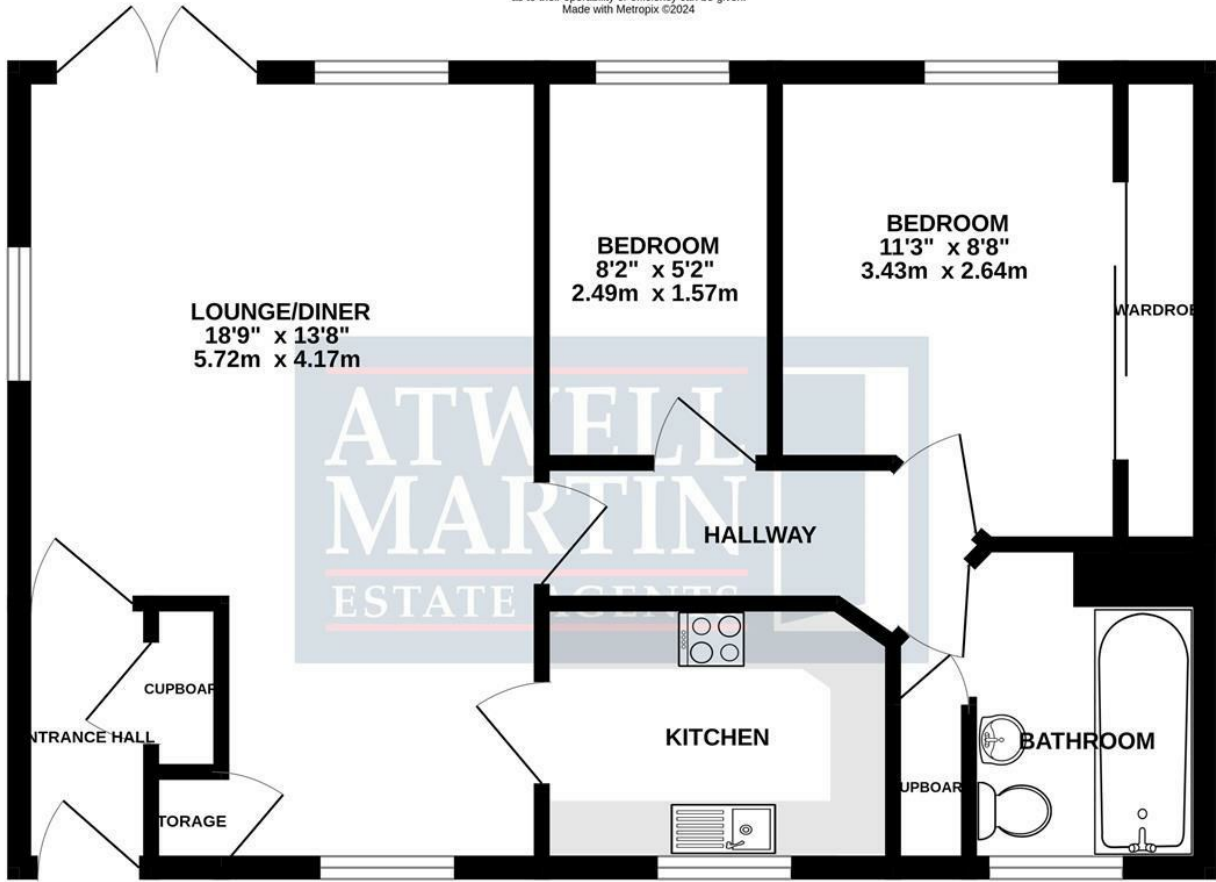




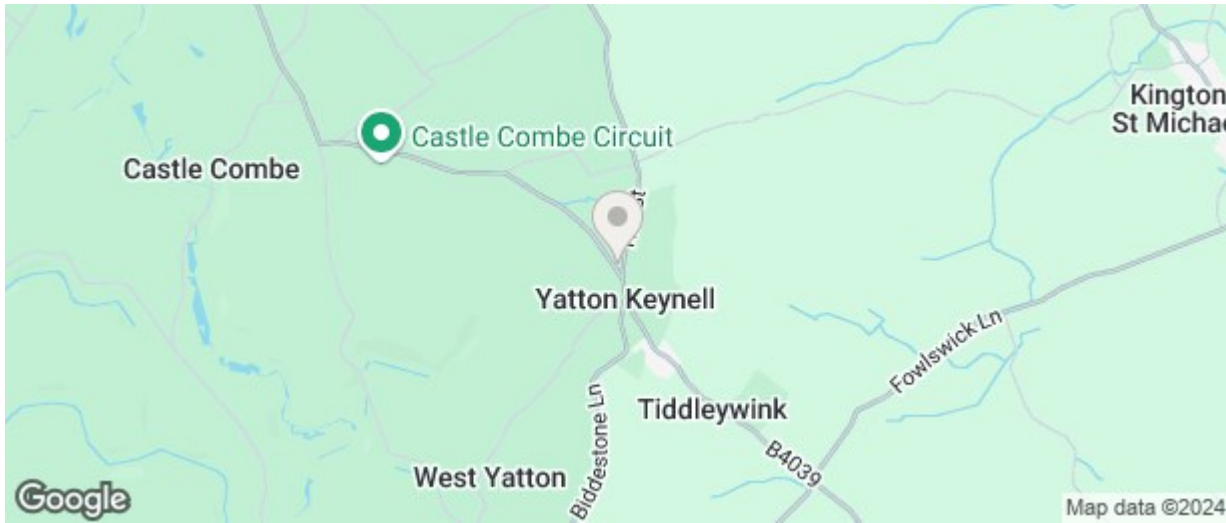
KEYNELL COURT YATTON KEYNELL, WILTSHIRE, SN14 7EH

TOTAL FLOOR AREA : 559 sq.ft. (51.9 sq.m.) approx.

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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GROUND FLOOR APARTMENT  
559 sq.ft. (51.9 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing