



Wellington Drive, Bowerhill  
£359,950



# 4a Wellington Drive Bowerhill, Melksham, Wiltshire, SN12 6QW

## **SITUATION:**

Bowerhill is a very popular area of Melksham situated on the eastern fringes of town within easy walking distance of the Oak Secondary school, local primary school, parks, local pubs and with a variety of walks close by including the Kennet & Avon canal.

Melksham offers an excellent range of amenities for all including a library, shops and supermarkets. The new Melksham campus is now open providing fitness centre, swimming pool and much more.

Melksham provides easy access to the M4 corridor and has transport links including bus services and a train station to the neighbouring towns including Chippenham, Swindon, Trowbridge, Bradford on Avon and the Georgian city of Bath lies some 12 miles distant.

Regular bus services are available to take you into Melksham and Devizes and other towns beyond.

## **DESCRIPTION:**

An attractive four bedroom detached property, located in the popular Wellington Drive. Close by to the local primary & secondary schools, the property is well situated for families. Here is a fantastic opportunity for you to put your own stamp on your next home, offering a great aspect living room, dining room, kitchen/diner, downstairs bathroom, four bedrooms, master ensuite, family bathroom, good size garden & driveway parking. NO ONWARD CHAIN - Must be viewed!

## **ACCOMMODATION:**

Front door leads into entrance hallway:

## **ENTRANCE HALLWAY:**

With double glazed window to front, stairs to first floor

## **LIVING ROOM:**

With double glazed doors out to garden, double glazed window to front and radiator.

## **KITCHEN/DINER:**

With a range of wall and base units, space for fridge/freezer, four ring gas hob, freestanding electric cooker, two stainless steel sinks with drainer, High flow Worcester gas boiler, large under stairs storage cupboard, space for washing machine, water softener, two double glazed windows to rear, door to garden and radiator.



**DINING ROOM:**

With door to under stairs cupboard, radiator and double glazed window to front

**BATHROOM:**

With part tiled walls, radiator, double glazed window to side, low level WC, bidet, bath with shower attachment over.

**LANDING:**

With loft access

**BEDROOM ONE:**

Being of a generous size and includes double glazed windows to front and rear, storage cupboard and two radiators.

**EN-SUITE:**

With shower cubicle, low flush WC, wash hand basin with tiled surround, double glazed window to rear and radiator.

**BEDROOM TWO:**

With double glazed window to front and radiator

**BEDROOM THREE:**

With double glazed window to rear, storage cupboard and radiator

**BEDROOM FOUR:**

With double glazed window to front, storage cupboard and radiator.

**BATHROOM:**

With part tiled walls, panelled bath, low flush WC, bidet, wash hand basin, radiator and double glazed window to front

**OUTSIDE:**

To the rear, there is a private enclosed garden which is mostly laid to lawn with patio area. There are two garden sheds for outside storage and gated side access which leads to the front of the property. To the front, there is a driveway for parking and lawn area.

**TENURE:**

Freehold with vacant possession on completion.

**COUNCIL TAX:**

The property is a Band E with the amount payable for 2024/25 being £2,752.31.

**SERVICES:**

All main services are connected. Heating is from the gas boiler (not tested)

**CODE: 11176 17/01/2024**

**TO VIEW THIS PROPERTY:**

Please call 01225 706 860 or email [melksham@chasebuchanan.co.uk](mailto:melksham@chasebuchanan.co.uk)



### Miscellaneous items

EPC: D  
Council Tax: E  
Utilities: All main services  
Tenure: Freehold

### Agents Notes

If any issue such as location, condition, specific access requirements, communications, proximity to amenities or transport hubs are of material importance to your decision to view then please discuss these priorities with our friendly team before making arrangements. Extensive information on all our properties can be viewed online at [www.chasebuchanan.co.uk](http://www.chasebuchanan.co.uk)

### Thinking of Selling or Letting ?

If you are thinking of selling or letting your home, Chase Buchanan would be pleased to provide free no obligation sales & lettings advice.

### Independent Mortgage Advice

Chase Buchanan has a longstanding relationship with a firm of independent mortgage specialists with many years of experience who are members of The Industry Panel for Financial Advice (IPFA), which comprises some of the leading advisory firms in the UK mortgage market. They offer:

- \* Free consultation meetings with no obligation
- \* Access to exclusive mortgage products and deals
- \* Truly independent advice with access to approximately 130 mortgage lenders
- \* Face-to-face or telephone meetings at your convenience
- \* They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle and future plans
- \* Their dedicated team are by your side throughout the property-buying journey

The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

### Solicitor / Conveyancing Services

We have access to a panel of solicitors who operate on a no sale no fee basis. We can arrange a no obligation conveyancing quote to be emailed to you which clearly itemises the legal costs associated with selling a property in the UK. This could be useful for comparable purposes before formally instructing your chosen solicitor. Please ask a member of our team for further information.



Floor 0



Floor 1



Approximate total area<sup>8</sup>

1148.73 ft<sup>2</sup>  
106.72 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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