



Wellington Drive, Melksham
£495,000

Chase 
Buchanan

14 Wellington Drive 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 impressive and very well looked after four bedroom detached family home, surrounded by generous well maintained gardens and backing onto open space. Located in the well established, sought after Wellington Drive. The accommodation is most spacious throughout with gas central heating and double glazing, from the light and bright open hallway, a shower room, lovely lounge with a feature log burner, large conservatory, beautiful fitted kitchen/diner, utility room, four bedrooms and shower room. This home is one to be viewed to fully appreciate all it has to offer.

ACCOMMODATION:

Double glazed front door into:

ENTRANCE HALLWAY:

A welcoming spacious entrance hall provides double glazed window to front, storage cupboard housing wall mounted gas boiler supplying central heating and hot water (not test by Chase Buchanan), Balustrade staircase to first floor, radiator and under stairs storage cupboard, doors to:-

SHOWER ROOM:

With double glazed leaded light window to rear, White suite comprising of low level WC, pedestal wash hand basin, enclosed corner shower cubicle, chrome ladder radiator, fully tiled walls and extractor fan.

LOUNGE:

A cosy sitting room with double glazed leaded light window to front and double glazed leaded light sliding patio doors to rear opening into the conservatory, feature log burner with stone hearth and two radiators.

CONSERVATORY:

Being low wall and fully double glazed with French doors opening into the garden, tiled floor.

KITCHEN/DINER:

With double glazed leaded light window to rear, beautiful fitted kitchen incorporating a good range of base and wall units with granite work surfaces, inset sink with Quooker mixer tap, built in eye level double oven, built in four ring hob with extractor hood over, plumbing for automatic dishwasher, concealed fridge/freezer, radiator, ceiling spotlighting, door to:-





UTILITY ROOM:

With double glazed door opening into rear garden, double glazed window to side, fitted range of base and wall units, plumbing for automatic washing machine, radiator, door to garage.

GARAGE:

With up and over door to front, window to side, personal door giving access into utility room.

FIRST FLOOR:

GALLERIED LANDING:

With double glazed leaded light window to front, loft access, airing cupboard housing hot water cylinder, doors to:

BEDROOM ONE:

With double glazed leaded light window to front, radiator, attractive range of fitted wardrobes, mirrored doors, with ample hanging and shelving space.

BEDROOM TWO:

With double glazed leaded light window to rear, radiator.

BEDROOM THREE:

With double glazed leaded light window to rear, radiator, built in double Louvre door wardrobe with storage space.

BEDROOM FOUR:

With double glazed leaded light window to front, radiator, built in double Louvre door wardrobe with storage space.

FAMILY SHOWER ROOM:

With double glazed leaded light window to rear, white suite comprises:- corner shower cubical, low level w.c., pedestal wash hand basin, chrome ladder radiator.

OUTSIDE:

A particularly generous plot surrounds the property with ample parking, single garage and hard standing and beautiful garden room with a covered area ideal for outside entertaining. The garden is maintained to a high standard and backs onto an open green space ideal for dog walking and families. Wood store.

TENURE:

The property is Freehold with vacant possession

SERVICES:

All mains services are connected

COUNCIL TAX:

The property is in Band F with the amount payable being £3,220.53

AGENTS NOTE:

The property has Solar panels - Installed in 2011 by Home Sun (25 year lease).

CODE:

21.02.24

TO ARRANGE A VIEWING:

To arrange to view please call 01225 706860 or email melksham@chasebuchanan.co.uk



Miscellaneous items

EPC: C
Council Tax: F
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

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

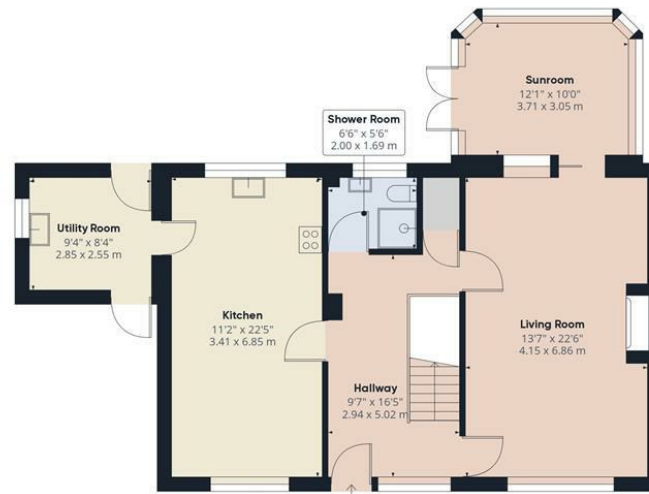
Chase Buchanan has a longstanding relationship with a firm of independent mortgage specialists with many years of experience who are members of The Industry Panel for Financial Advice (IPFA), which comprises some of the leading advisory firms in the UK mortgage market. They offer:

- * 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

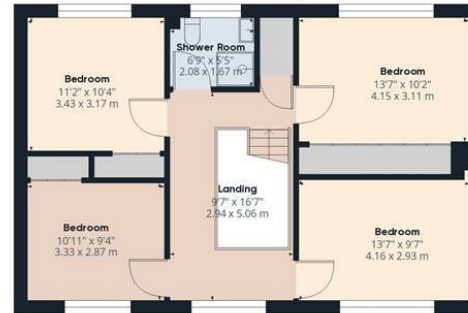
The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

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⁽¹⁾

1712 ft²
159.05 m²

(1) 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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