



Magister Road, Melksham  
£450,000





# 5 Magister Road Bowerhill, Melksham, SN12 6FD

## **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, library, 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:**

Truly a delightful detached family home, extended to give generous versatile living accommodation, presented to a particularly high standard throughout by it's present owners and with the added benefit of generous outdoor entertaining space, and double garage. The property offers an open hallway leading to a cosy lounge with log burner, opening into office/garden room, beautifully fitted kitchen/diner, utility room and cloakroom, on the first floor the master suite is light and bright and has a walk in dressing area, en suite shower room, three further bedrooms and family bathroom. Viewing is essential to fully appreciate all this family home has to offer.

## **ACCOMMODATION:**

With panelled glazed front door leading to:-

## **ENTRANCE HALL:**

With double glazed windows to either side of the front door, radiator, stairs to first floor with storage cupboard under, doors to:-

## **LOUNGE:**

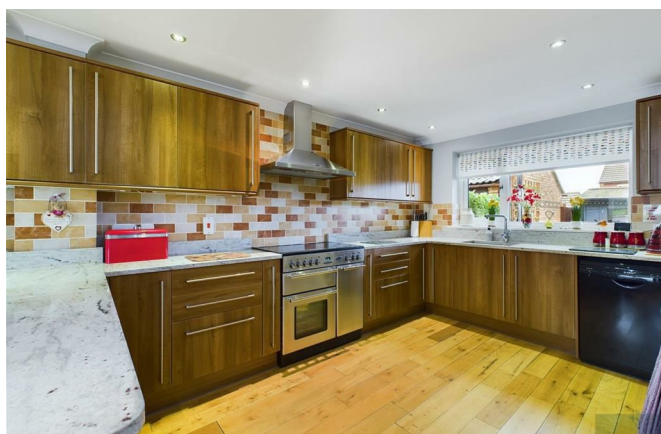
With double glazed window to front, two radiators, feature wood burner with open faced brick and tiled hearth, through to:-

## **OFFICE/GARDEN ROOM:**

With double glazed windows to side and rear, French doors to side opening into an enclosed garden, radiator.

## **KITCHEN/DINER:**

With double glazed window to front and rear, most attractive range of fitted base and wall units with work surfaces with back stands, incorporating one and a half bowl stainless steel sink with single drainer and mixer tap, space for dishwasher and space for range cooker, with double canopy extractor hood over, two radiators, breakfast bar, recess ceiling spot lighting, storage cupboard, through to utility room.







**UTILITY ROOM:**

With door to garden, fitted wall units with worktop space, space for washing machine and tumble dryer, space for fridge freezer, storage cupboard, with shelving and light, housing wall mounted Worcester gas boiler supplying central heating and domestic hot water, (not tested by Chase Buchanan), door to-

**CLOAKROOM:**

With low level WC and wash hand basin built into cistern, heated ladder radiator.

**FIRST FLOOR:**

**LANDING;**

With double glazed window to front, airing cupboard, radiator, doors to-

**MASTER BEDROOM SUITE:**

With double glazed window to front and side, door to en suite, opening into dressing area, radiator

**EN SUITE SHOWER ROOM:**

With double glazed window to rear, white modern suite comprises:- double corner shower, wash hand basin with storage under, low level WC, heated towel rail.

**BEDROOM TWO:**

With double glazed window to rear, radiator.

**BEDROOM THREE:**

With double glazed window to front, radiator.

**BEDROOM FOUR:**

With double glazed window to front, radiator.

**FAMILY BATHROOM:**

With double glazed window to side, white suite comprising:- panelled bath, pedestal wash hand basin, low level WC, storage cupboard, heated towel rail.

**OUTSIDE:**

**DOUBLE GARAGE:**

Window and door to side, electric roller door, power and lighting.

**GARDENS:**

To the front and side the property offers parking for several vehicles. The fully enclosed rear garden offers a gated side access onto further driveway space and leads to the double garage. The well planned rear enclosed garden is ideal for entertaining with a large covered deck with array of lighting and privacy screens. (ideal for dining out or space for hot tub) further paved patio and lawn. There is also a home office (13ft x 10ft) perfect for those looking for a office/gym/work room with both lighting and power.

**SERVICES:**

All mains services are connected.

**COUNCIL TAX:**

The property is in Band E with the amount payable for 2024/25 being £2752.31.

**TENURE:**

The property is freehold - with vacant possession

**CODE: 22/02/24**

**TO ARRANGE A VIEWING:**

To arrange a viewing please call 01225 706860 or email [melksham@chasebuchanan.co.uk](mailto:melksham@chasebuchanan.co.uk)

### Miscellaneous items

EPC: C  
Council Tax: E  
Utilities: All main services  
Authority: Wiltshire Council  
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>®</sup>

1471.59 ft<sup>2</sup>  
136.72 m<sup>2</sup>

(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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