



Barnes Wallis Close, Bowerhill  
£284,000

Chase   
Buchanan



# 63 Barnes Wallis Close Bowerhill, Melksham, SN12 6UH

## **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:**

A charming semi detached house, presented to a particular high standard throughout and located within a popular Bowerhill cul de sac. The property offers entrance hall, sunny lounge, modern attractive kitchen/diner with a door opening into the enclosed rear garden. Upstairs provides three double bedrooms and bathroom. Outside there is a driveway leading to the single garage.

## **Accommodation:**

Upvc double glazed front door leads to:

### **Entrance Hall:**

Radiator, laminate flooring, door through to:

### **Lounge:**

With double glazed window to front, stairs to first floor with cupboard under, feature fireplace surround with electric fire, two radiators, laminate flooring, door to:







**Kitchen/Diner:**

With two double glazed windows to rear, most attractive range of fitted base and wall units incorporating laminated work surfaces with rolled edge finish, built in four ring gas hob with electric double oven under and canopy extractor hood over, stainless steel single drainer sink unit with mixer tap and cupboard under, part tiled walls, tiled flooring, radiator, integrated dishwasher, space under counter for fridge, recess ceiling spotlights.

**First Floor:**

**Landing:**

With loft access with loft ladder, double glazed window to side, airing cupboard, doors to:

**Bedroom One:**

With double glazed window to rear, radiator, built in mirror fronted sliding door wardrobe with hanging and shelving space.

**Bedroom Two:**

With double glazed window to front, double bed and radiator.

**Bedroom Three:**

With double glazed window to front and radiator.

**Bathroom:**

With double glazed window to rear, radiator, white suite comprising of bath with electric shower attachment over, low flush W.C, pedestal wash hand basin, extractor fan, part tiled walls.

**Outside:**

**Gardens:**

The property benefits from particularly pretty, well cared for gardens. To the front provides artificial grass with driveway to side (giving parking) and leading to the garage. The rear garden is fully enclosed with a variety of flower and shrubs, paved seating area, lawn and access to the garage.

**Garage:**

With up and over door, power and lighting, personnel door to rear, wall mounted gas boiler supplying central heating and domestic hot water.

**Tenure:**

Freehold with vacant possession on completion

**Services:**

Main services of gas, electricity, water and drainage are connected

**Council Tax:**

The property is a Council Tax B with the amount payable for 2024/25 being £1,818.17

**CODE: 11205 19/03/2024**

### Miscellaneous items

EPC: D  
Council Tax: B  
Utilities: All main services  
Authority:  
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

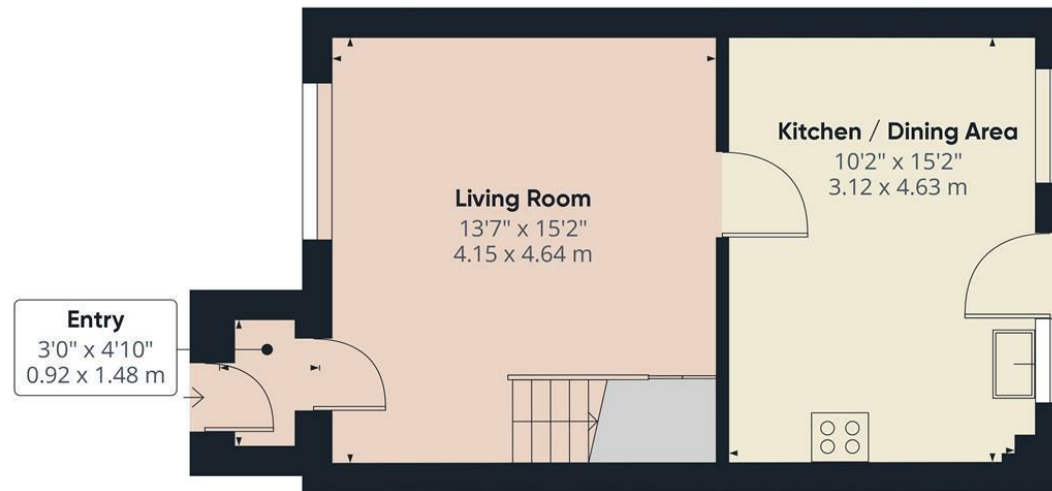
Chase Buchanan has a longstanding relationship with a firm of independent mortgage specialists with many years of experience who are members of The Industry Panel for Financial Advice (IPFA), which comprises some of the leading advisory firms in the UK mortgage market. They offer:

- \* 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

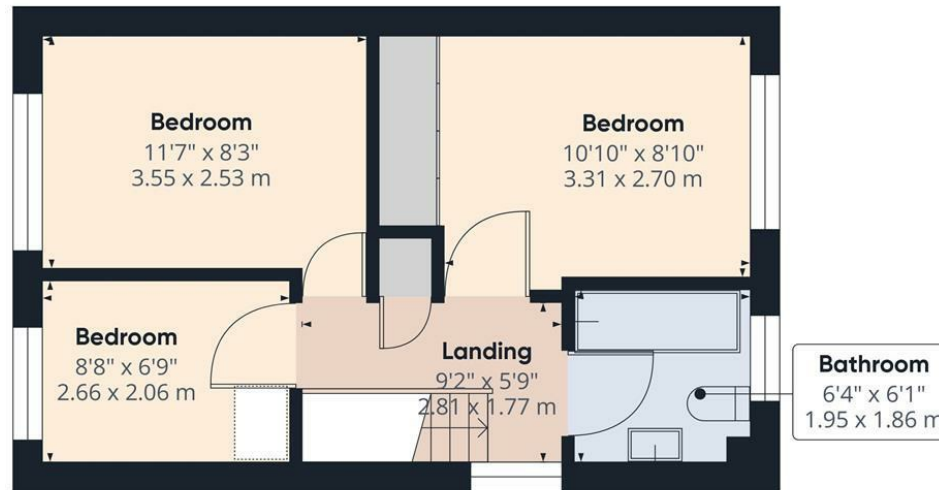
The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

### 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>①</sup>

738.16 ft<sup>2</sup>  
68.58 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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