



36 Church Street, Melksham  
£165,000





# Mulberry Cottage

## 36 Church Street Melksham, SN12 6LS

### SITUATION:

Set in the heart of the pretty market town of Melksham where there is an excellent range of amenities for all including a library, shops and supermarkets. The new Melksham campus is now open and provides 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, Trowbridge, Bradford on Avon and the Georgian city of Bath lies some 12 miles distant.

### DESCRIPTION:

Stunning Garden apartment set in the heart of Melksham town centre. Ground floor apartment set within a most attractive Grade II listed building, located within a conservation area, presented to a high standard throughout the property offers entrance hall, sitting room, kitchen/breakfast room, double bedroom and shower room with a wealth of charm and character throughout. There is a small pretty courtyard garden to the front bordered by a low wall and railings. To the rear off road parking via a gated area, Cannons Court. We would highly recommend a visit to fully appreciate all this super property has to offer.

### ACCOMMODATION:

Solid wood front door leads to:-

### ENTRANCE HALL:

With radiator, doors to:-

### SITTING ROOM:

With twin sash windows to front with window seat, feature stone inset fire surround with electric wood burner (not tested by chase buchanan), radiator, exposed beams.







**KITCHEN/BREAKFAST ROOM:**

With window to side and half glazed door to rear, attractive range of fitted base and wall units incorporating stainless steel one and half bowl sink unit with mixer tap, built in eye level oven with microwave over, built in glass hob with extractor over, plumbing and space for automatic washing machine, exposed beams,

**DOUBLE BEDROOM:**

With sash window with window seat, radiator, airing cupboard housing immersion tank supplying hot water, (not tested by chase buchanan), exposed beams.

**SHOWER ROOM:**

With obscure window to side, modern fully tiled shower room comprises:- double shower with glass screen, wash hand basin, low level w.c., chrome heated towel rail, extractor fan.

**OUTSIDE:**

**GARDENS:**

To the front there is a pretty courtyard.

**PARKING:**

Communal parking outside

**TENURE:**

The property is leasehold - 999 year lease  
Current management charges are approximately £1200 per year - paid Bi-annually - Management Company: Layzell Peppercorn Ground Rent

**SERVICES:**

Mains electric, water and drainage

**AGENTS NOTE:**

Please note there is an age restriction of 50 and over with this property



### Miscellaneous items

EPC: E  
Council Tax: C  
Utilities: Mains Electricity, Water & Drainage Are Connected.  
Authority: Wiltshire  
Tenure: Leasehold

### 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

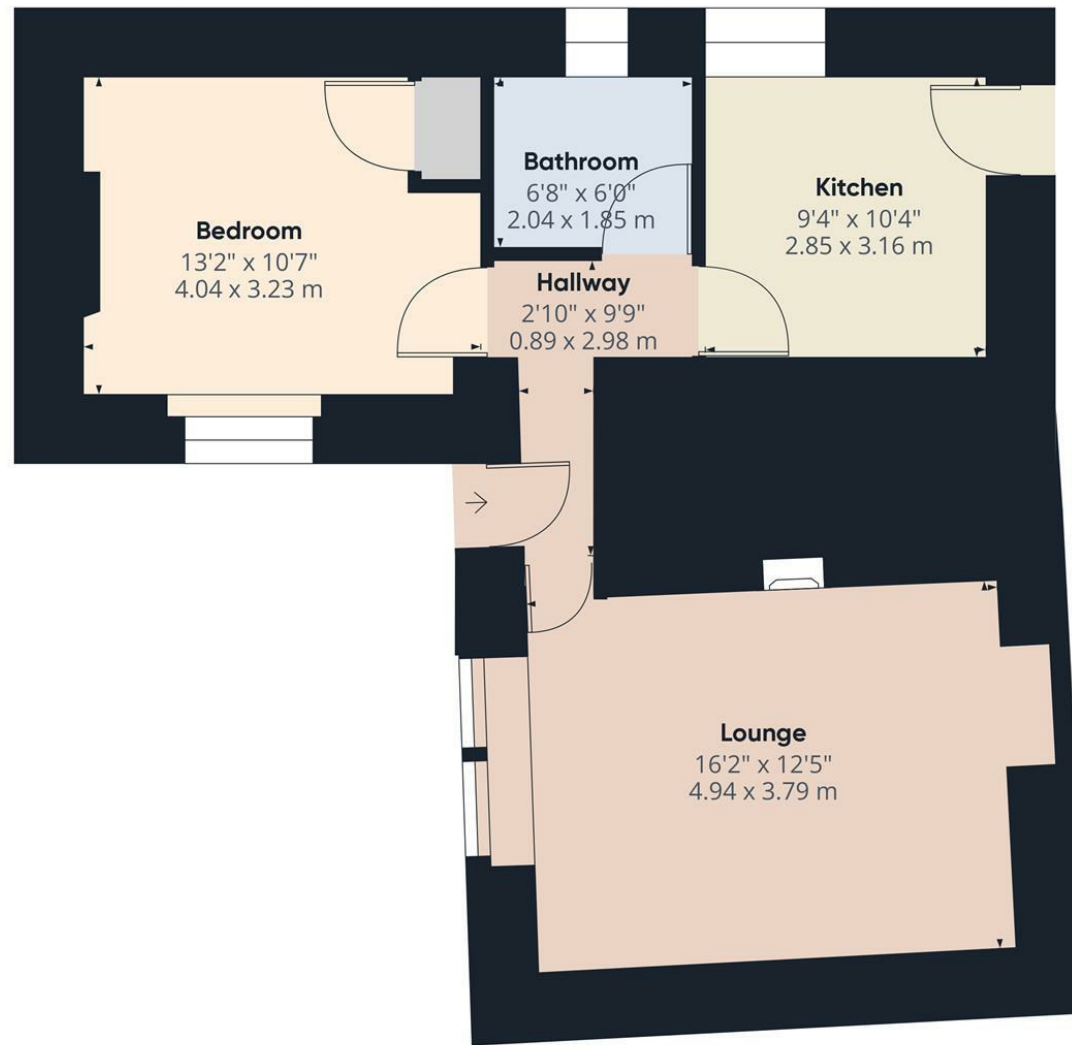
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- \* Free consultation meetings with no obligation
- \* Access to exclusive mortgage products and deals
- \* Truly independent advice with access to approximately 130 mortgage lenders
- \* Face-to-face or telephone meetings at your convenience
- \* 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.



### Approximate total area<sup>(1)</sup>

554.75 ft<sup>2</sup>  
51.54 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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