



Westbrook Green, Melksham  
£365,000



# 6 Westbrook Green Bromham, Melksham, Wiltshire, SN15 2EF

## **SITUATION:**

Westbrook Green is a small hamlet on the outskirts of Melksham, providing quiet and peaceful countryside living the property is located in the heart of the hamlet.

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:**

Rare to the market and offering vast potential is this charming two bedroom semi detached property, benefitting from countryside views. The property comprises of entrance hall leading into the front reception room with lovely brick fireplace incorporating wood burner through into the kitchen with range cooker supplying central heating and hot water. Access available into the double garage and inner hall gives access to the downstairs utility/cloakroom, rear living room and single glazed conservatory. Upstairs provides two bedrooms and shower room. Outside provides a fantastic rear garden with storage and enviable countryside views, the property has a double garage with light & power and driveway parking.

## **ACCOMMODATION:**

### **ENTRANCE HALL:**

With Upvc front door into entrance hall, with stairs to first floor, radiator and leading into:

### **RECEPTION ROOM:**

This could be used as a dining room or a front living space as the current owner has - With double glazed window to front, radiator, attractive brick fireplace with log burner, shelving and cupboards in alcoves, leading through to:

### **KITCHEN:**

With a range of base and wall units for storage, integrated fridge, space for dishwasher, single stainless steel sink with drainer, Stanley range cooker supplying central heating (not tested by Chase Buchanan), shelving, double glazed window to rear, radiator, door to garage and leads through to:

### **INNER HALL:**

With shelving and cupboard, double glazed window to side.

### **UTILITY ROOM:**

with radiator, storage cupboard, plumbing and space for washing machine, double glazed window to rear, wash hand basin and low flush WC.





**LIVING ROOM:**

A spacious room with a fantastic outlook of the rear garden and fields behind. With 3 radiators, double glazed window to side and double glazed sliding doors into:

**SUN ROOM:**

Being single glazed and with door to garden.

**LANDING:**

With loft access, double glazed window to side and doors to:

**BEDROOM ONE:**

With double glazed window to front, radiator and storage cupboards

**BEDROOM TWO:**

With double glazed window to rear, radiator and shelving

**SHOWER ROOM:**

With double glazed window to side, two heated towel rails, shower cubicle, wash hand basin, low flush WC, storage cupboard housing hot water tank.

**DOUBLE GARAGE:**

With two up and over doors, window to side, water softener, power, light and door to garden.

**GARDENS:**

The property has a small patio area to the front with a driveway for two cars. There is side access leading to the rear of the property where you will find the fantastic rear garden looking out over the countryside. There is a large shed split in half, one side is used for storage and the other a workshop space with power and light.

**SERVICES:**

The property has oil heating. The property has a sewage treatment plant - Installed in 2024.

**TENURE:**

Freehold with vacant possession on completion

**COUNCIL TAX:**

The property is a Band D with the amount payable for 2023/24 being £2,216.29

**AGENTS NOTE:**

The property enjoys the use of solar panels - Owned.

**TO VIEW THIS PROPERTY:**

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



### Miscellaneous items

EPC: E  
Council Tax: D  
Utilities: All main services  
Authority:  
Tenure: Freehold  
Lease: Add text here  
Ground Rent: Add text here  
Service Charge: Add text here

### 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>m</sup>

907.06 ft<sup>2</sup>

84.27 m<sup>2</sup>

### Reduced headroom

8.78 ft<sup>2</sup>

0.82 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
(below 1.5m/4.92ft)

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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T: 01225 706 860

E: [melksham@chasebuchanan.co.uk](mailto:melksham@chasebuchanan.co.uk)

W: [chasebuchanan.co.uk](http://chasebuchanan.co.uk)

A: 13 High Street, Melksham, Wiltshire, SN12 6JY

