



Wellington Drive, Melksham  
£385,000



# 20 Wellington Drive Bowerhill, Melksham, 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:**

A superb opportunity to purchase this immaculate three bedroom detached bungalow in a most sought after location within Bowerhill. The property has a spacious lounge/dining room, modern fitted kitchen opening into the garden room, three good size bedrooms and modern shower room. The sunny south facing rear garden is mostly laid to lawn, with patio and gives access to the single garage. Sold with no onward chain, this is fantastic opportunity to buy,

## **Accommodation:**

### **Entrance Porch:**

With double glazed leaded light windows, double glazed door and Upvc front door into hallway.

### **Reception hall:**

Spacious hallway with radiator, cupboard housing Worcester wall mounted gas boiler, loft access.

### **L Shaped Lounge/Diner:**

#### **Lounge:**

With leaded light double glazed feature bow window to front, radiator, feature electric fire with ornamental surround





**Dining Room:**

With double glazed French doors opening into Garden room and radiator.

**Kitchen:**

Fitted with a modern range of wall and base units, extractor hood, space for washing machine, space for under counter fridge, single sink with drainer, storage cupboard with built in drawers, radiator and opening into:

**Garden Room:**

Being fully double glazed, french doors into dining room, radiator and door to garden.

**Bedroom one:**

With built in sliding door wardrobes, double glazed leaded light window to front and radiator.

**Bedroom Two:**

With leaded light double glazed window to side and radiator.

**Bedroom Three/Study:**

With double glazed window to rear and radiator.

**Shower Room:**

A modern fitted shower room with heated towel rail, walk in shower with glass screen, low flush wc, wash hand basin & double glazed leaded light window.

**Outside:**

**Garden:**

A fantastic size rear garden being well kept and tidy. Having a variety of trees and bushes and shrubs surrounding a well maintained lawn. There is a greenhouse to the rear of the garage and a summerhouse sits to the rear of the garden. To the front, a gravel area surrounded with bushes and paved driveway gives parking and leads to the garage.

**Garage:**

With up and over door to front, light and power, door through to:

**Store Room/Work Shop:**

With window to rear and door to side.

**Tenure:**

Freehold with vacant possession on completion

**Council Tax:**

The property is a Band D with the amount payable for 2024/25 being £2,337.64

**Services:**

Main services are connected

**To view this property:**

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

#### Miscellaneous items

EPC: D  
Council Tax: D  
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](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

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

1065.09 ft<sup>2</sup>  
98.95 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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