



Wellington Square, Melksham  
£400,000



# 37 Wellington Square Bowerhill, Melksham, SN12 6QX

## **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:**

Coming to the market for the first time in 44 years, we are excited to present this spacious three bedroom semi detached property. This property is much larger than average and has fantastic outside space which is hard to find. As you enter the property you come into a side porch which provides access into the main house and a door through to the large garage. The house comprises of entrance hall, cloakroom, sitting room opening into the dining room with doors through to the kitchen and onto the conservatory. Upstairs has three good size bedrooms, all with storage and a shower room. Entering out into the private rear garden which is very impressive and spreads to the side of the property offering a much larger than average outside space. The double garage has electric roller door, side and rear store areas and is of a good size giving potential for different uses. A viewing is highly recommended to appreciate all this home has to offer.

## **Entrance porch:**

With door into the main house and door through to store room, giving access to the double garage.

## **Entrance hall:**

With a cupboard under the stairs, double glazed window to rear, stairs to first floor and radiator.

## **Cloakroom:**

With double glazed window to rear, low flush WC and wash hand basin with built in cupboards under, radiator and cupboard housing meters.

## **Living Room:**

With a stone fireplace with gas fire, two radiators, leaded light double glazed window to front and opening through to:

## **Dining Room:**

With radiator, leaded light double glazed window to front and storage cupboard.





**Kitchen:**

A range of wall and base units with work surfaces, eye level oven, four ring electric hob with extractor over, space for washing machine and dishwasher, one and a half bowl sink with drainer, breakfast bar, radiator, double glazed window to rear and door into:

**Conservatory:**

Being fully double glazed, sliding door, radiator and door to garden.

**Landing:**

With loft access, leaded light double glazed window to side, cupboards, one housing the hot water tank

**Bedroom one:**

A larger than average size bedroom with leaded light double glazed window to size and front, radiator and built in cupboard.

**Bedroom Two:**

With leaded light double glazed window to front, radiator, cupboard and mirrored sliding door wardrobe.

**Bedroom Three:**

With double glazed window to rear, storage cupboard housing gas boiler and radiator.

**Shower Room:**

With a tiled shower cubicle, wash hand basin with cupboard under, low flush wc, heated towel rail and two double glazed windows to rear.

**Outside:**

The property has a tidy and well maintained front garden with bushes. There is a large driveway leading up to the double garage. To the rear, there is a fantastic outside space to benefit from with patio area, summer house, shrubs and bushes surround the border. As you walk to the right of the garden, you will be lead down into the side garden which offers further lawn area with fruit trees and shrubs along with a shed and side gate taking you to the front of the property. The garden is most impressive and a rare find.

**Store Room:**

With door out to garden, through into the garage and double glazed window to side and rear.

**Garage:**

A double garage with electric roller door, loft area for additional storage, light, power, workshop area and storage area with door to garden.

**Tenure:**

Freehold with vacant possession on completion

**Services:**

Main services are connected

**Agents Note:**

The property enjoys the use of solar panels - Owned.

**Council Tax:**

The property is a Band C with the amount payable for 2024/25 being £2,077.90



### Miscellaneous items

EPC: C  
Council Tax: C  
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 ?

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### 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.



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