



JAMES PYLE & Co.



130 Tetbury Hill, Malmesbury, Wiltshire, SN16 9FF

Detached modern house  
Convenient location close to many amenities  
3 bedrooms  
Bathroom and en-suite  
Dual-aspect living room and kitchen/dining room  
Enclosed rear garden  
Garage and parking  
No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

## Price Guide: £390,000

Approximately 1,100 sq.ft including garage

‘Conveniently positioned close to many amenities including the primary school and Dyson HQ, this modern detached house is a great investment or starter home’

### The Property

This detached modern house is very conveniently located close to amenities including the 'outstanding' primary school and Dyson HQ. An ideal starter home or investment, the property benefits from mains gas central heating, double glazing and an EPC rating C. The accommodation extends to around 980 sq.ft. and has the advantage of a garage and parking.

Internally, the layout comprises on the ground a living and kitchen/dining room, both of which are dual-aspect and have patio doors opening to the garden. A central entrance hall has a downstairs WC off. Upstairs, there are two double bedrooms and a single bedroom. The main bedroom has an en-suite shower room plus there is a further family bathroom.

There is an enclosed front garden and a rear

garden bound by timber fencing with a convenient gate opening to the parking area beside the garage.

### Situation

Malmesbury is an ancient hilltop town situated on the southern edge of The Cotswolds. Traditionally a market town serving the rural area of North West Wiltshire, the town is reputed to be the oldest borough in England created by Charter in 880 AD by Alfred the Great. Today, the High Street has numerous independent shops, pubs and restaurants including a new Aldi store, and CO-OP and Waitrose stores, and a regular weekly Farmer's market whilst the town has excellent choice of both primary and secondary schools and good recreational and leisure facilities. The M4 motorway (J17) to the south provides fast road access to the major employment centres of Bristol and Swindon together



with London and the West Country. Main line rail services are available from Chippenham and Kemble (Paddington in about 75 minutes).

### Additional Information

The property is Freehold with mains gas fired central heating, mains drainage, water and electricity. Superfast broadband is available and there is good mobile phone coverage with some limitations. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band D.

### Directions

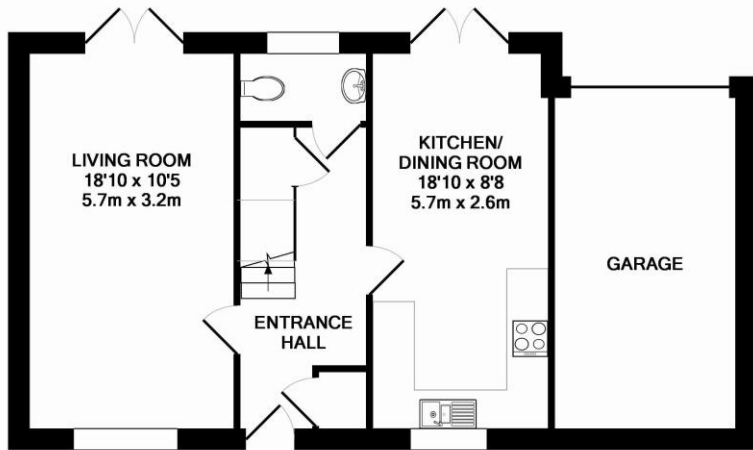
From the centre of Malmesbury, follow Gloucester Road heading north towards Tetbury. Proceed straight over the three roundabouts and just after Co-op, locate the

property on the left hand side on Tetbury Hill.

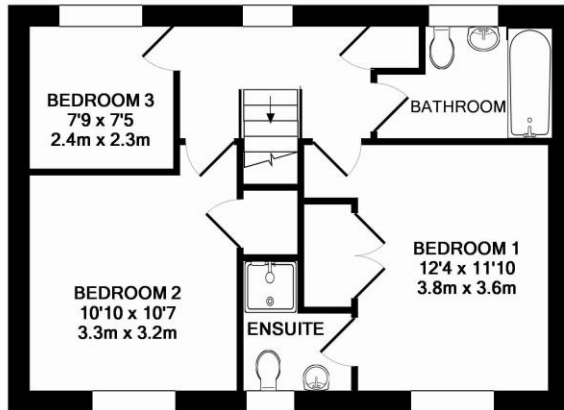
Postcode SN16 9FF

What3words: ///unity.blockage.installs





GROUND FLOOR  
APPROX. FLOOR  
AREA 632 SQ.FT.  
(58.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 468 SQ.FT.  
(43.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1100 SQ.FT. (102.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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