



JAMES PYLE & CO.

8 Fairfield, Minety, Malmesbury, Wiltshire, SN16 9TR

Terraced modern house
3 bedrooms
2 bathrooms
Low maintenance garden
Village location with amenities
Private parking for 2 cars
No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £315,000

Approximately 962 sq.ft

‘Situated in the popular village of Minety within walking distance to amenities, this 3 bedroom modern house is a great starter home with private parking for 2 cars’



The Property

Built in 2008 by Hills Homes, this mid-terraced home is situated within the village of Minety near Malmesbury and located within walking distance to the primary school and village shop. The property is an ideal opportunity for first time buyers and investors.

The accommodation is arranged over three floors and extends in all to 962 sq.ft comprising on the ground floor a fitted kitchen, living/dining room with double doors to the garden and a cloakroom. On the first floor are two double bedroom and a family bathroom whilst the top floor master bedroom has an en-suite shower room and ample storage.

The enclosed rear garden is laid easy to maintain mostly to patio. A rear gate

provides access to the private parking area with space for two cars.

Situation

Minety is a lively village with a strong sense of community which is echoed in the community run shop whilst the village also boasts a pre-school and excellent primary school. The village has a wide variety of clubs and activities, a village hall, a church at Upper Minety, well respected local rugby club and tennis club. The neighbouring village of Ashton Keynes (about 1.5 miles) also has an excellent range of local amenities. Minety is located on the edge of the renown Cotswold Water Park where there is an array of leisure facilities, walking routes and sporting activities available. The charming market town of Malmesbury is less than a 10 minute drive away boasting

a comprehensive range of amenities including the very sought after Malmesbury Secondary School. The Capital of the Cotswolds market town of Cirencester (8 miles) has a further range of shops and leisure facilities whilst the road network provides good access to Swindon and to the M4 and M5 motorways. There is a mainline rail service from Kemble (5 miles) to Bristol and London reaching Paddington in about 75 minutes.

Additional Information

We understand the property is Freehold with oil-fired central heating, mains drainage, water and electricity. Ultrafast broadband is available and there are some limitations to mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more

information. Wiltshire Council Tax Band C.

Agents note: the images shown were taken in 2019.

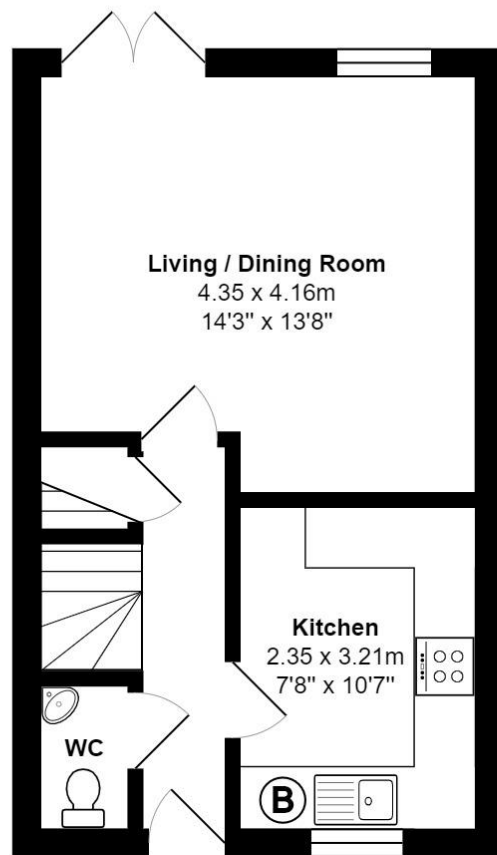
Directions

From Malmesbury, take the B4040 to Minety. Enter the village and locate the property on the left hand side just after the crossroads. The parking entrance is located at the rear off Silver Street.

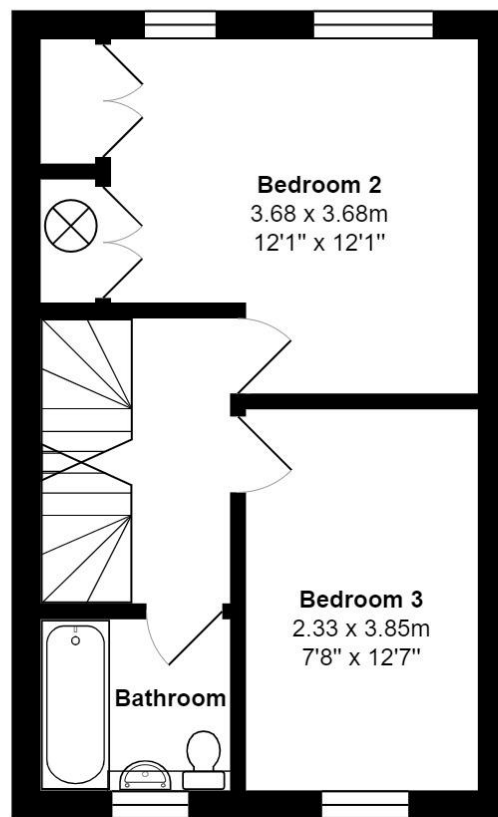
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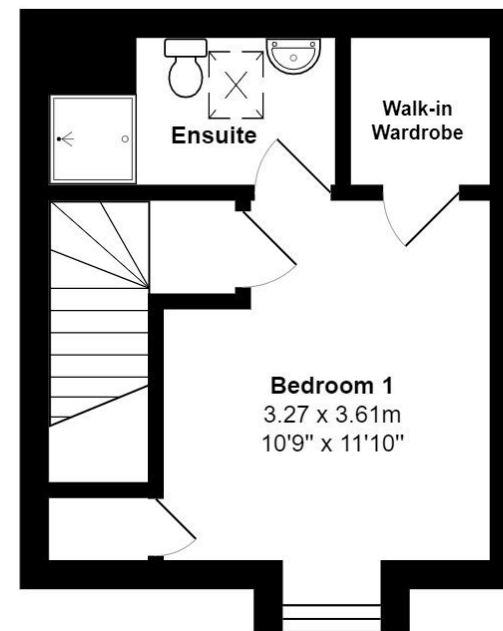




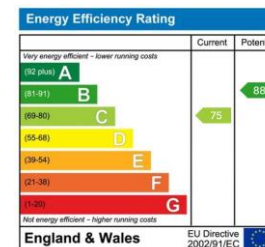
Ground Floor



1st Floor



2nd Floor



Total Area: 89.4 m² ... 962 ft²

All measurements are approximate and for display purposes only

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