



JAMES PYLE^{Co.}

5 Taylors Close, Minety, Malmesbury, SN16 9PJ

Modern Semi-Detached Family Home
Superb Village Position
Views over adjoining fields
4 Double Bedrooms, 2 Bathrooms
Living Room with Woodburner
West-Facing Garden
Garage & Parking



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4 The Old School, High Street, Sherston, SN16 0LH
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Approximately 1,472 sq ft

Price Guide: £350,000

‘With views across adjoining fields, a spacious and well-presented modern semi-detached family home located on the edge of this lively village yet within easy walking distance to amenities’



The Property

This superb family home was built in c.2005 by Charles Church Homes who are renowned for building good quality homes in small select village developments such as Taylors Close. Backing onto the adjoining field at the rear, the property has a lovely south west facing view over this unspoilt countryside and is located within walking distance to Minety's village amenities.

The well-presented accommodation spans across three floors extending in all to 1,472 sq.ft. At the heart of the house is a particularly spacious 18' living room which features a large fireplace with newly added wood burning stove, oak flooring and French

doors opening to the rear garden. Also on the ground floor is a well equipped kitchen, entrance hall, cloakroom and useful cupboards and additional storage. Upstairs, there are three double bedrooms on the first floor served by a family bathroom whilst the master bedroom occupies the whole of the top floor with a stylish en suite and ample built in wardrobes. The house is fully double glazed and has central heating to radiators throughout.

Outside, there is a garage and allocated parking whilst the enclosed west-facing garden is landscaped for low maintenance.

Situation

Taylors Close is an small exclusive

development of only 9 homes. No.5 enjoys a superb position overlooking adjoining fields with far reaching south westerly views. Minety is a lively village with a strong sense of community which boasts an excellent primary school serving the local area. The village has a wide variety of clubs and activities, a village hall, well respected local rugby club, tennis club and two public houses. A wider range of amenities can be found in the nearby towns of Cricklade, Malmesbury, Cirencester and Swindon which are all within easy reach. Whilst enjoying an enviable rural location, Minety is convenient for the local road and rail network with stations at Kemble and Swindon and the M4 readily accessible at nearby Royal Wootton Bassett.

Directions

From the B4040 cross roads at Minety head up Silver Street and Taylors Close is found shortly on the left hand side. SAT NAV post code SN16 9PJ

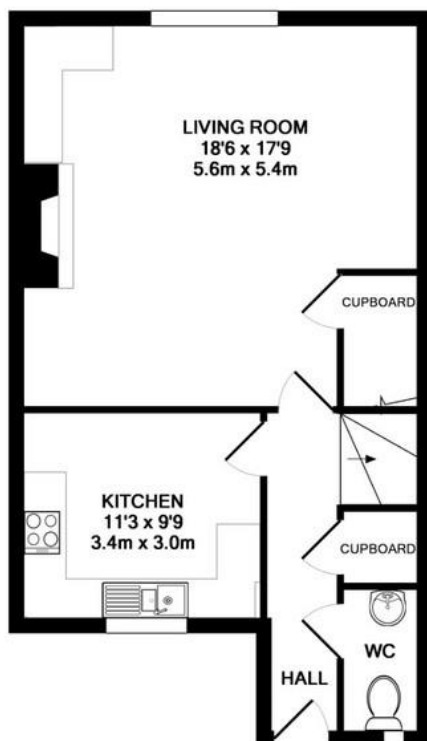
Local Authority

Wiltshire Council

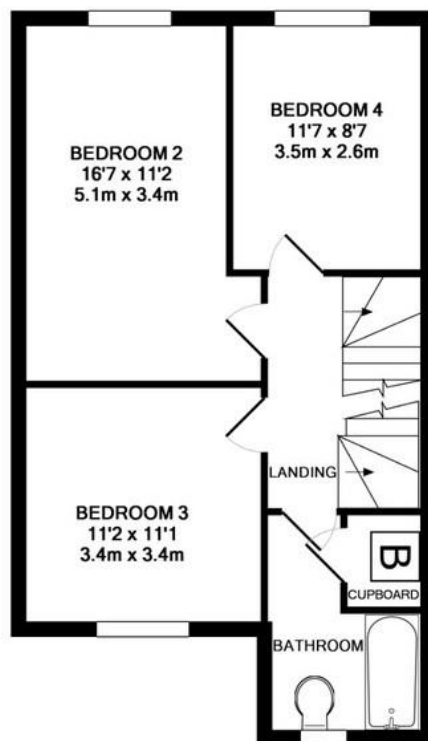
Council Tax Band

E £2,068

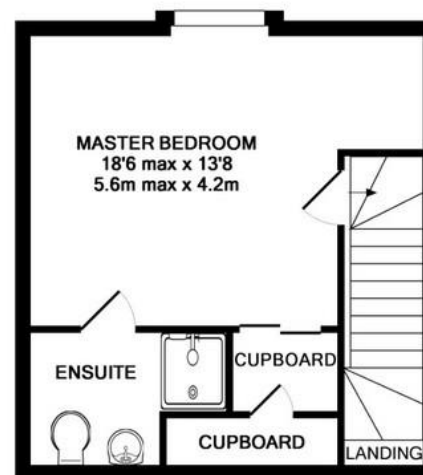




GROUND FLOOR
APPROX. FLOOR
AREA 547 SQ.FT.
(50.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 551 SQ.FT.
(51.2 SQ.M.)



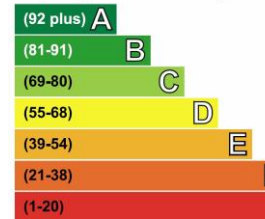
2ND FLOOR
APPROX. FLOOR
AREA 375 SQ.FT.
(34.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1472 SQ.FT. (136.8 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 mis-statement. 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

Very energy efficient - lower running costs



Current	Potential
64	76



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