

TOWN & COUNTRY
ESTATES



Kittyhawk Close, Bowerhill, Melksham, Wiltshire SN12

£190,000

LOCATION

Bowerhill is a sought after and favoured location on the edge of Melksham where there are a range of accessible local amenities including doctors, health centre and pharmacy within half a mile approximately, further facilities include well connected bus services and train station, great local dining experiences, walking experiences include the famous River Avon and canal walks plus excellent sporting facilities for all ages.

Bus services connect with neighbouring towns, Devizes, The City of Bath and Melksham town centre, which is about one mile away and offers further amenities such as Waitrose, Sainsbury's, Asda, Lidl and Aldi as well as excellent independent local shopping, post office, public library, fitness centre, swimming pool and further health centre and health services.

DESCRIPTION

VENDOR SUITED - A modern two double bedroom detached coach house, tucked away in a quiet position, within the very desirable area of Bowerhill, on the edge of Melksham. The accommodation comprises a living room, refitted kitchen, two double bedrooms and bathroom. Further benefits include gas central heating, uPVC double glazing, driveway parking, garage AND garden! Rarely does a home at the price point offer so much!!

ENTRANCE HALL

You enter the property through a composite glazed entrance door. There is space for coats/shoes and stairs to the accommodation.

LIVING ROOM

16'8" x 12'5" max

The good size living room has uPVC double glazed windows to the front and side, media wall with inset electric fire and plug for a wall mounted TV, two radiators, an opening to the kitchen and door to the inner hall.

KITCHEN

9'10" x 5'6"

The refitted kitchen offers a range of matching base and wall units with square edge work surfaces, inset sink with chrome mixer tap and metro tile splashbacks, a built-in oven, inset hob with extractor and light over, integrated slimline dishwasher, integrated washing machine, space for fridge freezer, under cupboard light, wood effect flooring and a Velux window.

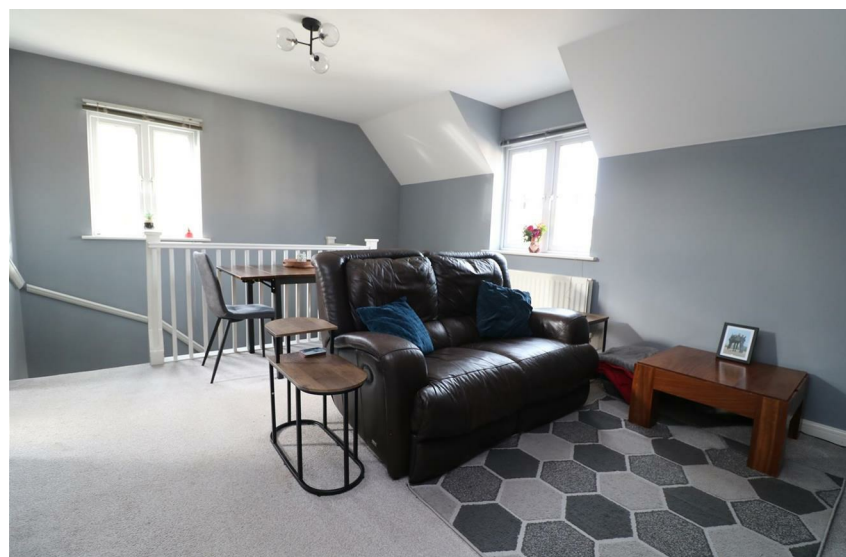
INNER HALL

With doors to both bedrooms, the bathroom and airing cupboard.

BEDROOM ONE

11'9" x 8'6" max

Bedroom one has a uPVC double glazed window to the front, two built-in double wardrobes and a radiator.



BEDROOM TWO

8'6" x 7'2"

The second double bedroom has a uPVC double glazed window to the side and a radiator.

BATHROOM

With a Velux window, the bathroom has a panelled bath with chrome mixer and shower attachment, pedestal basin, dual flush WC, tiled splash backs, radiator and an extractor fan.

EXTERIOR

FRONT

The front of the property has driveway parking, a gravelled path to the front door with storm porch over, outside light, access to the garage and garden.

GARAGE

18'0" x 12'1" max

The good size garage has power, light, a cold water tap, storage cupboard and a wall mounted Potterton gas boiler.

GARDEN

The enclosed garden is to the left of the property and has private gated access. The rare outside space is great for hanging washing or enjoying a BBQ and is a blank canvas for anyone looking to create somewhere to enjoy in the summer months.

LEASE INFORMATION

We understand this home has a 999 year lease from 2003.

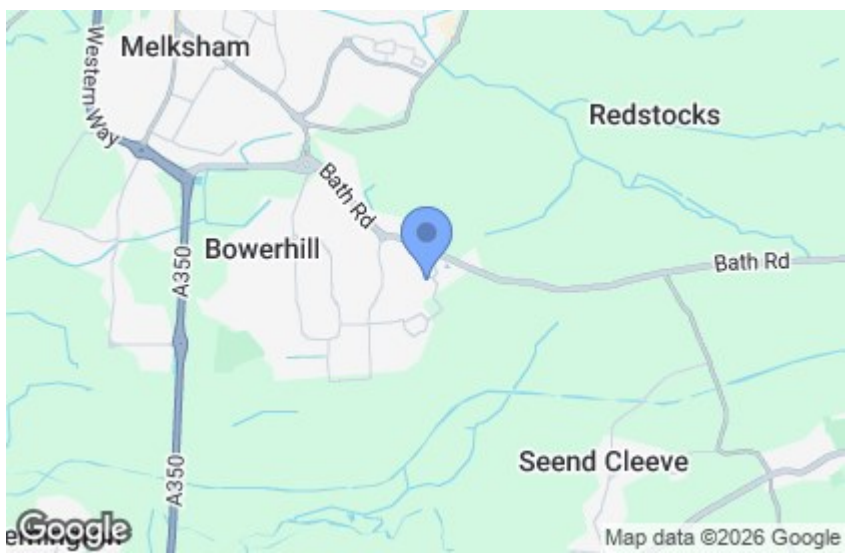
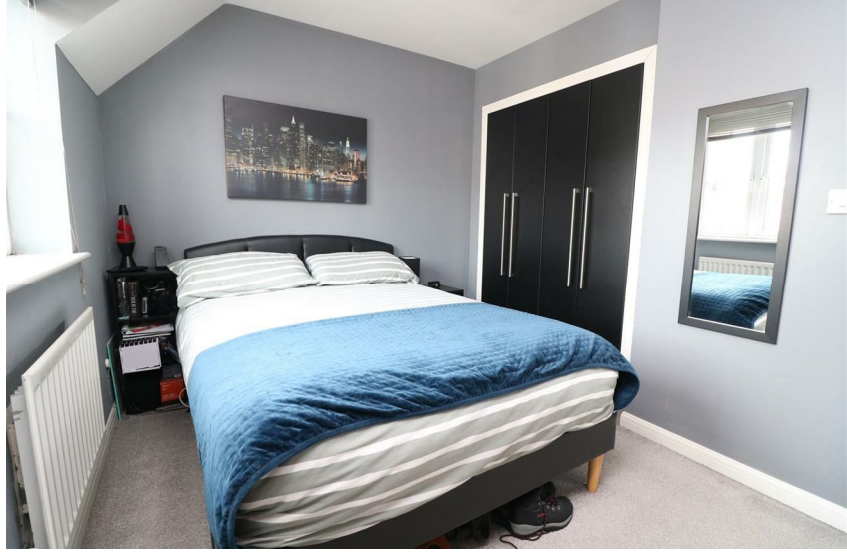
Annual Ground Rent charge - £50

Annual Service/Maintenance charge for 2025 - £930

ADDITIONAL INFORMATION

Council Tax Band - B

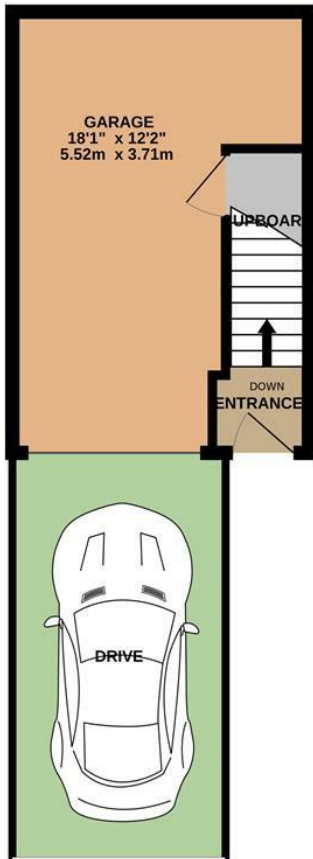
EPC Rating - C



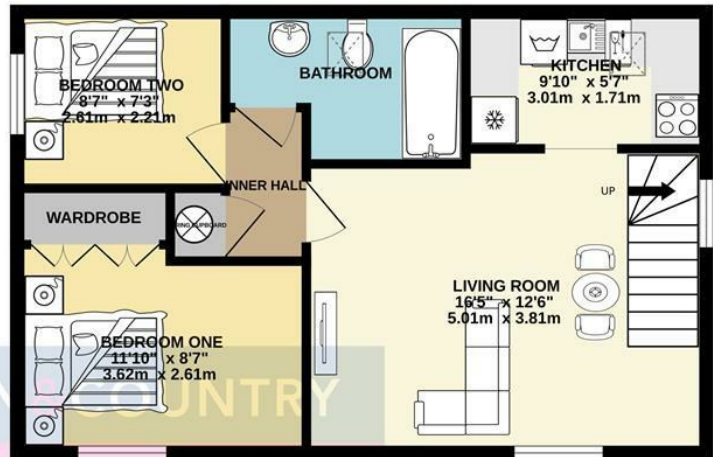




GROUND FLOOR



FIRST FLOOR



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SALES & MORTGAGES & LETTINGS

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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GROUND FLOOR
221 sq.ft. (20.5 sq.m.) approx.



FIRST FLOOR
513 sq.ft. (47.6 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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