





## Teachers Way, Melksham

£400,000

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- Show home condition inside and out
- Formal living room and 2nd informal snug/playroom
- Ensuite to main bedroom plus modern family bathroom
- Garage and double length driveway
- Walking distance of the railway station (0.5 mile) and town centre (just over a mile)
- 5 bedroom detached family home
- Huge Kitchen/diner/family room with utility room
- Beautiful landscaped garden
- Situated for easy access to Bath via car or bus
- Local nature reserve and play parks



Presented in Show home condition, this stunning and spacious 5 bedroom family home I'd say offers everything on your tick list! A long Kitchen/diner/family room with doors onto the landscaped garden. A smart living room and 2nd informal reception along with 3 excellent bedrooms. In a popular location on the Bath side of town with excellent transport links, this one is definitely one to view.









# Teachers Way, Melksham, SN12

Approximate Area = 1430 sq ft / 132.8 sq m

Garage = 186 sq ft / 17.3 sq m

Total = 1616 sq ft / 150.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © valuemeter 2024. Produced for Jain Whitefield Property Services. REF: 1111508

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(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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