



📍 12 Webb Close, Pewsham, Chippenham, Wiltshire, SN15 3XF

🏠 Price Guide £240,000

NO ONWARD CHAIN – Located in a peaceful cul-de-sac within the highly sought-after Pewsham development, this attractive two-bedroom home offers well-presented and well-maintained accommodation throughout, making it an ideal purchase for first-time buyers, downsizers, or investors alike.

- No Onward Chain
- Quiet Cul-De-Sac Location on the Popular Pewsham Development
- Well Presented Two Bedroom Home
- Modern Kitchen/Dining Room
- Principal Bedroom with Fitted Wardrobes
- Contemporary Bathroom
- Enclosed Rear Garden
- Parking for Two Vehicles
- Walking Distance of Local Amenities
- Ideal for First Time Buyers, Downsizers, or Investors

🏡 Freehold

🏠 EPC Rating



Situated within a quiet cul-de-sac on the popular Pewsham development, this well presented two-bedroom home offers well-maintained accommodation throughout.

The ground floor comprises an inviting entrance porch, a comfortable sitting room, and a spacious kitchen/dining room, ideal for both everyday living and entertaining. To the first floor, the property features a landing area, a generous principal bedroom with fitted wardrobes, a well-proportioned second bedroom, and a modern family bathroom with shower over bath.

Externally, the property benefits from a front garden, an enclosed rear garden providing a private outdoor space, and off-road parking for two vehicles.

The property is within a short walk of local amenities and within easy reach of the town centre amenities including the mainline train station.

Situation

The property is located within Pewsham residential development which has a local primary school, a mini supermarket, public house, chemist, doctors surgery and Chinese takeaway. Pewsham is only a short distance from the town and all amenities which include a public library and the pleasant Monkton Park with a nine hole golf course and riverside walks and cycleways. There is convenient pedestrian access to the mainline railway station (London Paddington - approx. 75 minutes). The M4 motorway, the A4 and the A420 offer excellent motor commuting to the major centres of Bath, Bristol, Swindon & London. There is a good choice of private schooling and Chippenham also offers excellent secondary schools and primary schools, together with further education at Wiltshire College.

Property Information

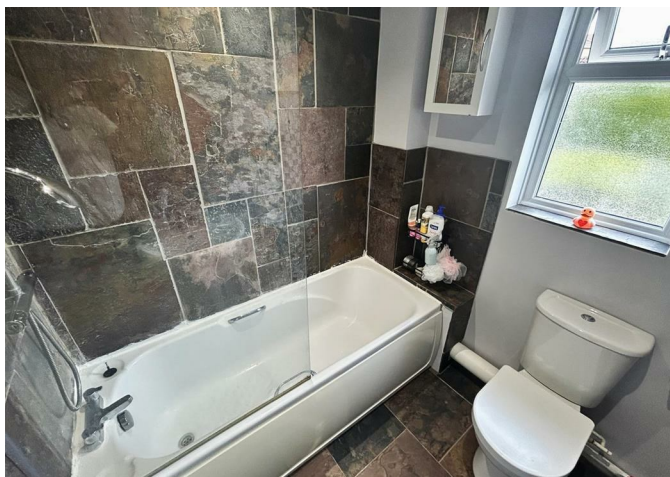
Council Tax Band; B

Freehold

Mains Electricity, Water & Drainage

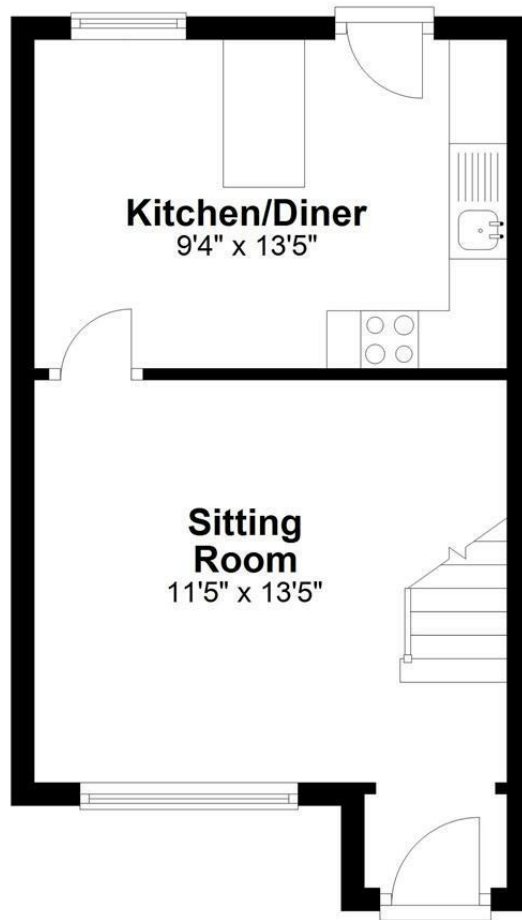
Gas Central Heating

EPC Rating; TBC



Ground Floor

Approx. 296.6 sq. feet

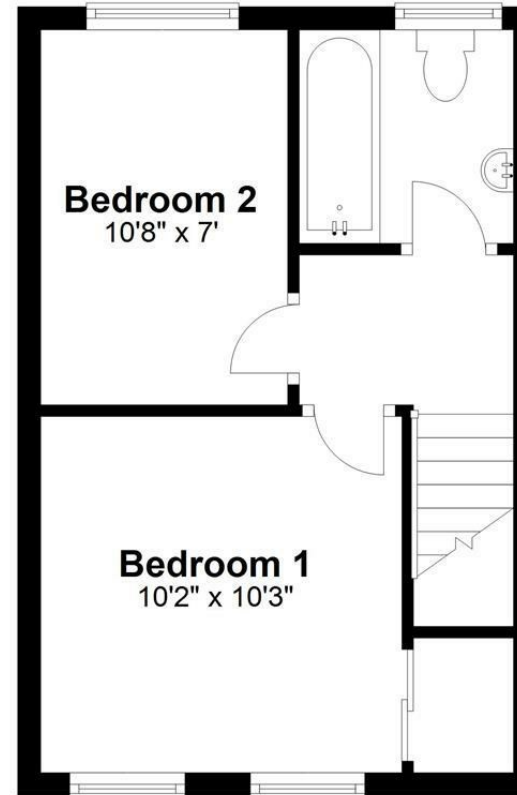


Kitchen/Diner
9'4" x 13'5"

Sitting Room
11'5" x 13'5"

First Floor

Approx. 284.4 sq. feet



Bedroom 2
10'8" x 7'

Bedroom 1
10'2" x 10'3"

Total area: approx. 580.9 sq. feet

Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.