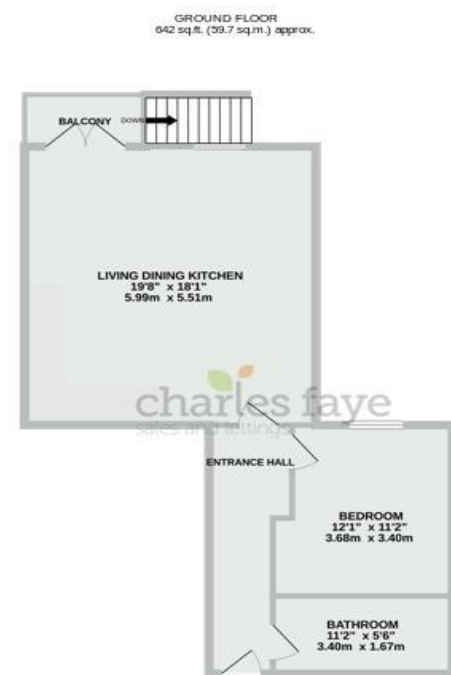


## DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn left on to The Square and then bear left at the roundabout on to the A4. Go straight across at the set of traffic lights and then turn right at the roundabout into Station Road. Take the first turning on the left into Woodland Park, then take the next left then right into The Woodland where the property can be found on the far side.



TOTAL FLOOR AREA - 642 sq.ft. (59.7 sq.m.) approx.  
www.charlesfaye.co.uk

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.

Charles Faye is the trading name of Lifestyle Options Limited. Company registration number 07448943.



VIEW ONLINE



## CHARLES FAYE

Charles Faye Estate Agents has been successfully selling properties for many years in Calne and the surrounding villages.

We are delighted to be the only estate in the Calne area to be awarded exclusive membership of The Guild of Professional Estate Agents, providing us access to a network of other like-minded estate agents who are all committed to improving and enhancing the service and public perception of estate agencies across the UK.

Membership is contingent upon on-going good reputation and customer service and is reviewed annually to ensure we meet the strict criteria as detailed in The Guild's Code of Conduct.

## FINANCIAL ADVICE

Free independent financial advice is available. Please call us for more information.

## COUNCIL TAX BAND

The council tax band for this property is band B

## PROPERTY RATING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)	74	74
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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6 The Woodlands  
Calne, SN11 0GG

£265,000

'People & property are always at the heart of whatever we do'

charles faye  
sales and lettings

## 6 The Woodlands, Calne

This beautifully renovated one bedroom ground floor apartment is part of a stunning Grade II listed building conversion, and is filled with period charm and combined with modern living. Finished to an exceptional standard the property offers spacious and stylish accommodation. On entering the property there is a generous entrance hall leading to a bright open-plan kitchen, dining and living room with the modern kitchen featuring integrated appliances including a fridge freezer, dishwasher, washer dryer, electric oven, induction hob and extractor fan. French doors and a rear-facing window fill the space with natural light and offer direct access to the landscaped garden. The double bedroom has a large recess ideal for a built in or freestanding wardrobe and is complemented by a contemporary bathroom. Outside, the garden is accessed via the balcony and is landscaped with raised beds, a patio area, and a charming gazebo, perfect for relaxing or entertaining and is a lovely addition to this truly wonderful property. Additional benefits include a large under-property storage room and there is an allocated parking space.

- **Grade II Listed Conversion**
- **Beautifully Presented**
- **Within Walking Distance Of The Town Center**
- **Open Plan Living**
- **Double Bedroom**
- **Under-Property Storage**
- **Landscaped Tiered Garden**
- **Allocated Parking**

### PROPERTY FRONT

Front communal door is accessed via a courtyard. Entrance door leads through to a communal area with access to an inner hallway leading to the entrance door.

### ENTRANCE HALL

Doors to kitchen dining living room, bedroom and bathroom, space for a desk, radiator, vinyl flooring.

### KITCHEN DINING LIVING ROOM 19' 8" x 18' 1" (5.99m x 5.51m)

A wonderful room allowing space for cooking, dining, entertaining and relaxation. Window to rear with window shutters, open plan kitchen area with wall and base cabinets and work surface over, stainless steel sink unit, up stands, built in oven, four ring induction hob, Integrated fridge freezer, dishwasher, washer dryer, loft access, three radiators, French patio doors with shutters provide direct access via steps to the landscaped garden, vinyl flooring.



### BEDROOM 12' 1" x 11' 2" (3.68m x 3.40m)

Window to rear with window shutters radiator, a good size recess for built in or freestanding wardrobes.

### BATHROOM 11' 2" x 5' 6" (3.40m x 1.68m)

Modern fitted suite comprising close coupled w.c. with hidden cistern, vanity wash hand basin, bath with shower over, tiled surrounds, chrome towel radiator, vinyl flooring.

### EXTERNALLY

#### GARDEN

Fully landscaped garden, a good size patio with raised beds and a charming gazebo perfect for relaxing or entertaining, access to storage room.

#### STORAGE ROOM

Accessed through a door via the garden is a large dry storage area with reduced head height. Ideal for gardening tools, bikes etc.



### ALLOCATED PARKING

There is allocated parking for one vehicle.

### MANAGEMENT CHARGES AND LENGTH OF LEASE

We have been advised that the management fees and ground rent are in the region of £2100 per year and there is 994 years left on lease.

