BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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141 High Street, Malmesbury

By Auction £150,000

FOR SALE BY AUCTION - THURSDAY 5TH NOVEMBER 2026

A centrally located 19th-century town house (1,153 sq ft) with scope for modernisation and improvement.

3 double bedrooms, bathroom. Sitting room, dining room, kitchen.
Enclosed south facing garden. Side access.
CHAIN FREE

141 High Street, Malmesbury

Property
FOR SALE BY ONLINE AUCTION - THURSDAY 5TH NOVEMBER 2026
This 19th-century town house is situated in a central location, within a short walk of local amenities. The ground floor comprises a generously proportioned sitting room, separate dining room and kitchen with access to the rear garden. The first floor offers two double bedrooms and a family bathroom, while the second floor provides a further double bedroom with exposed beams and views over the surrounding area. The enclosed, south-facing rear garden is bordered by a stream, with St Aldhelm's Park beyond, and benefits from side access. The property requires modernisation and offers considerable scope for improvement, making it suitable for purchasers seeking a refurbishment project in a convenient central setting.

General
All mains connected. A gas combination boiler provides central heating and domestic hot water. Council Tax band D - £2,632.23 payable for 2026/27. EPC rating D - 60
NB: The property has a history of flooding, please ask the agents for more information.

Malmesbury
Reported to be England's oldest borough, dating from around 880AD, and voted Best Town in the South West in 2026. Malmesbury is a vibrant market town. Home to a stunning 12th century Abbey, a 15th century Market Cross and a charming High Street with unique, independent shops. There are lovely walks along the beautiful River Avon, fabulous cafes, restaurants, pubs and the oldest Hotel in England. It has a Waitrose supermarket, a regular farmers' market, a library, museum, leisure centre with pool, two primary schools and a 'High Performing Academy' secondary school. It is also home to the UK headquarters of Dyson. Nearby are the popular attractions of Westonbirt Arboretum and the Cotswold Water Park. The City of Bath is 23 miles to the south-west and J17 of the M4, 5 miles south, provides access to the area's major employment centres and there are trains to Paddington in just over an hour from Chippenham and Kemble. The nearest airport is at Bristol and London Heathrow is within easy reach along the M4.

Directions to SN16 9AL
Proceed down Malmesbury High Street, follow the road down the hill, the property is the last property on the right before the entrance to St Aldhelms Mead.

Traditional T's & C's
This property is for sale via Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. The winning bidder, assuming the reserve is met, is legally bound to exchange on the property and pay a 10% deposit similar to a traditional auction house sale and they will have 28 days to complete, please check the legal paperwork to confirm deposit amount. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3.6% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £5,940 inclusive of VAT. The auction is powered and carried out by Whoobid and is subject to terms & conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal documents prior to bidding and seek legal advice. PLEASE REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO THE SALE PRICE. Fees paid to the auctioneer may be considered as part of the chargeable consideration and may attract stamp duty liability. Bidders will be required to register in order to download the 'legal pack', if you choose to bid on the property, you will be required to complete further identity checks for anti-money laundering purposes and provide card details before you are able to place a bid. Properties may be sold prior to public auction if an offer is accepted by the vendors.

**Guide price - This is an indication of the seller's minimum expectations at auction and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction.

**Reserve price - Most auctions will be subject to a reserve price, if this figure is not achieved during the auction, then the property will not be sold. In normal circumstances the reserve price should be no more than 10% above the guide price.

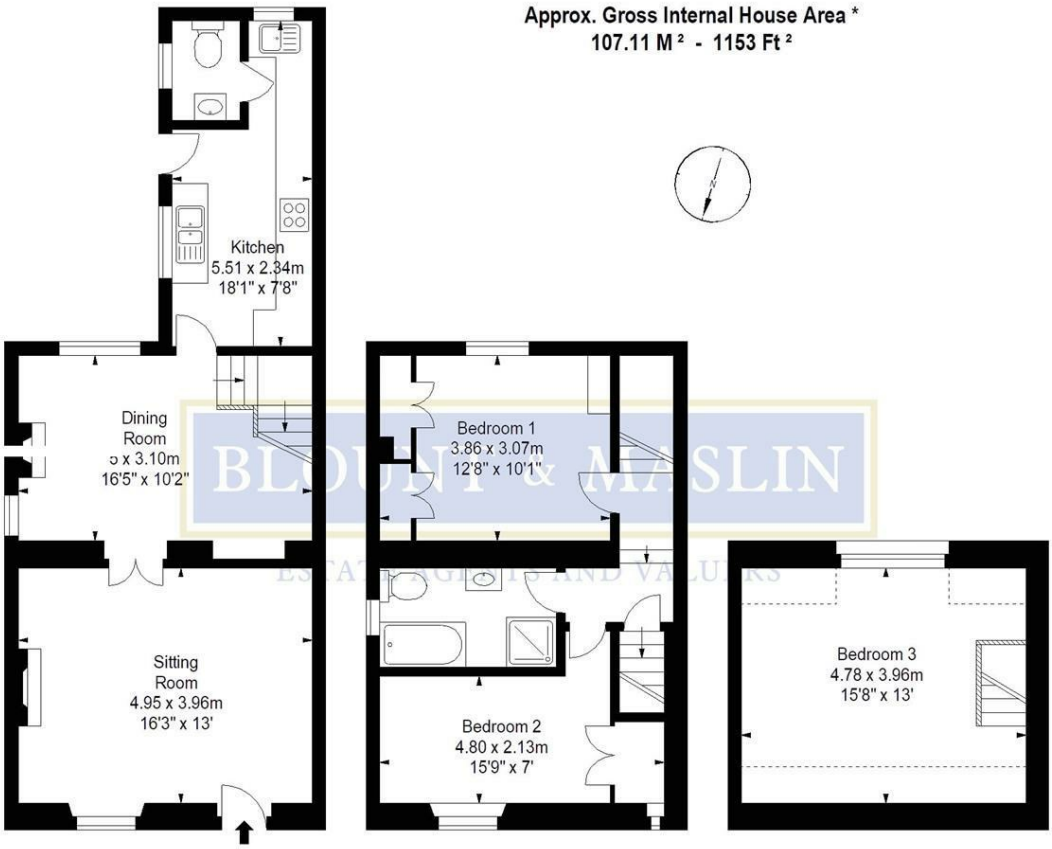

Illustration For Identification Purposes Only. Not To Scale
* As Defined by RICS - Code of Measuring Practice

While we take care to ensure the accuracy of our information the following points should be noted: All measurements and distances are approximate. No tests as to the condition or suitability of any services, fixtures or fittings have been carried out and intending purchasers must make their own enquiries. Fitted carpets, curtains and garden ornaments are excluded from the sale unless otherwise stated. Any plans and photographs are illustrative and do not imply such items are included in the sale. These particulars are issued on the understanding that all negotiations are conducted through Blount & Maslin. They are believed to be correct, but their accuracy is not guaranteed.