

# Your Full Internet details for your approval:

Please read through the following sections which highlight the text/bullet points/photographs/floorplans that will be used for the marketing of your property. If a section is correct please simply tick the box at the end of that section. If any amendments are required, please could you make them to the document and then tick the box to confirm that you are happy subject to those amendments having been made. Then please sign the document as advised to confirm you are willing for us to proceed with live marketing.

## 27 Michael Pyms Road Malmesbury Guide Price £289,950



### Text to be used as short description on brochure/online:

Offered for sale with no onward chain this well presented two bedroom semi detached family home stands in a convenient setting allowing easy access to all local amenities. The interior comprises a sitting room and an open plan kitchen breakfast room with built in oven and hob. There are two bedrooms and a modern bathroom with white suite on the first floor. Externally the enclosed rear garden is laid to lawn with a driveway to the front approaching an attached single garage.

Please tick the box to confirm you are happy with the text

### Text to be used as bullets on brochure/online:

- Semi Detached Home
- Two Bedrooms
- Sitting Room
- Kitchen/Breakfast Room
- Family Bathroom
- Enclosed Rear Garden
- Driveway & Garage
- No Onward Chain

Please tick the box to confirm you are happy with the text

27 Michael Pyms Road, Malmesbury, Wiltshire, SN16 9AG Tel: 01666 829292 Email: malmesbury@strakers.co.uk

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- New Homes
- Corsham
- Malmesbury
- Lettings
- Professional



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# 27 Michael Pyms Road, Malmesbury, Wiltshire, SN16 9TY

## Text to be used as description on brochure/online:

A two bedroom semi detached home with delightful rear garden

### SITUATION

The property stands in a delightful setting allowing easy access to the town and all local amenities. The hilltop town of Malmesbury is officially recognised as England's oldest borough. Situated on the edge of the Cotswolds, surrounded by two branches of the River Avon, it boasts buildings of golden Cotswold stone and beautiful river walks. Famous for its ancient Abbey and elaborate 15th century Market Cross, the town may well have history round every corner but is also bursting with life, enjoying excellent independent shops, a Waitrose, charming cosy pubs, friendly cafes, regular farmers' markets and a busy local events schedule. The establishment of the Dyson design and development headquarters on the edge of the town means that Malmesbury is now a centre for technical innovation, allowing the town to truly describe itself as both ancient and modern. There are public transport services and good road access to the larger towns of Cirencester, Chippenham, Swindon, Bath and Bristol whilst the M4 junction 17 is only five miles south. Trains from Chippenham (10 miles) and Kemble (5 miles) link with London Paddington within approximately an hour.

### PROPERTY INFORMATION

Tenure: Freehold

EPC Rating: D

Council Tax Band : C

Mains water, gas, drainage and electricity

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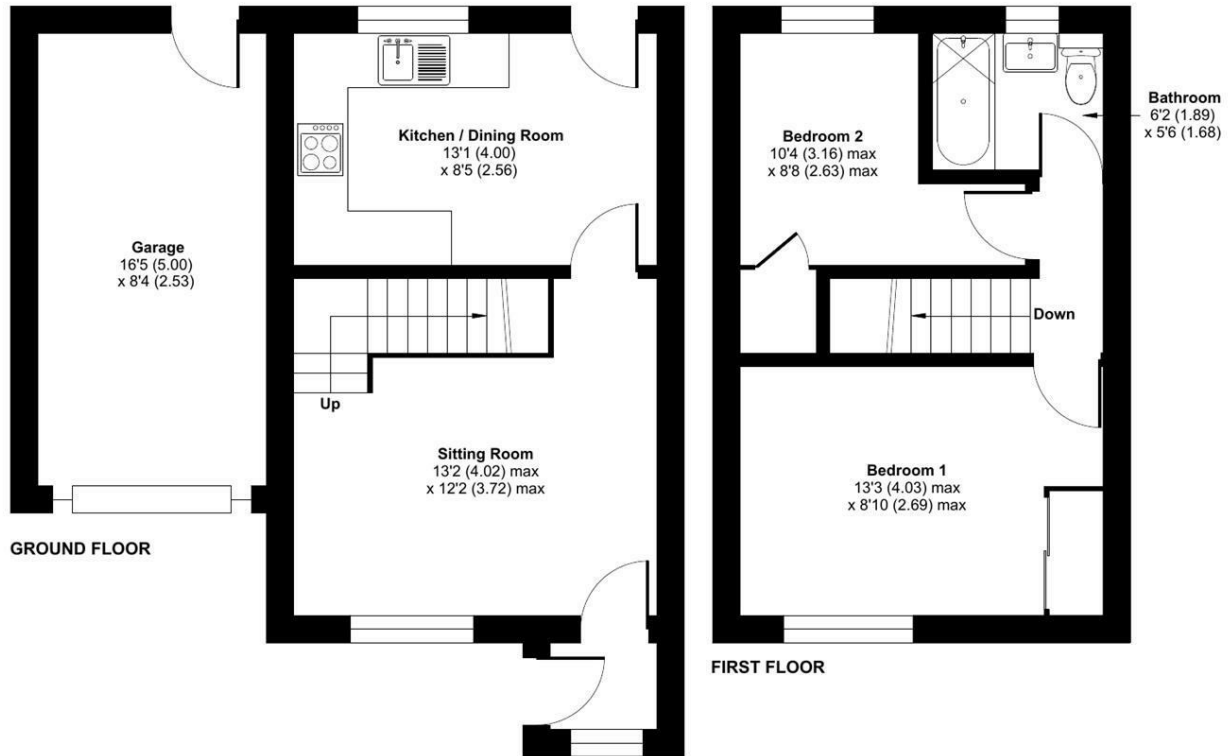
Michael Pyms Road, Malmesbury, SN16

Approximate Area = 572 sq ft / 53.1 sq m

Garage = 136 sq ft / 12.6 sq m

Total = 708 sq ft / 65.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Strakers. REF: 1441709

Please tick the box to confirm that you are happy with the floor plan

**DRAFT DETAILS**

I confirm that I/We have checked all these particulars and they are correct in all respects

Signed.....

Signed.....

Date.....

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 representations 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. Photographs are not representative of fixtures and fittings. Clients should satisfy themselves as to the inclusions of the sale.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.