



Nestled in the charming village of Colerne, Fosseway Close presents a delightful opportunity to acquire a spacious three-bedroom semi-detached bungalow. This well-maintained property boasts a generous layout. The bungalow is complemented by a well-appointed kitchen, a modern bathroom, and a bright conservatory that enhances the living space, perfect for enjoying the surrounding views.

The exterior of the property is equally impressive, with large front and rear gardens that provide ample space for outdoor activities and gardening enthusiasts. The gardens are well-kept, offering a serene environment to unwind in. Additionally, the property benefits from plenty of parking options and a garage, ensuring convenience for residents and visitors alike.

Situated in a popular cul-de-sac, this home is ideally located close to local amenities, making it a practical choice for families and individuals seeking a peaceful yet connected lifestyle. The village setting adds to the charm, providing a sense of community while still being within easy reach of larger towns.

This semi-detached bungalow is a rare find, combining comfort, space, and a desirable location. It is perfect for those looking to settle in a tranquil area without sacrificing accessibility to essential services.

## Viewing

Viewings Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 65 New Road, Chippenham, Wiltshire SN15 1ES

## Situation

The village of Colerne, which sits just on the edge of the Cotswolds and not far from the city of Bath, is both friendly and picturesque. You'll enjoy countryside walks on your doorstep, two pubs serving excellent food, a local shop, newsagents and post office, a doctor's surgery, a church and a fantastic sense of community. There are lots of events throughout the year for you to get involved in! The welcoming village playgroup and popular primary school are also just a

stone's throw away. There are excellent transport links, including the M4 motorway just a short drive away, and train stations in both Bath and Chippenham where you can catch regular high-speed trains into London Paddington.

## Property Information

Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band C

Tenure - Freehold







Approximate total area<sup>®</sup>  
1177.89 ft<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>82</b>
	<b>64</b>	
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing