



20 The Laggar, Corsham, SN13 0DH

Guide Price **£300,000**

DANIEL JONES
— PROPERTIES —



Bedrooms: 2
Bathrooms: 1
Receptions: 1

Presented in immaculate condition after a comprehensive refurbishment, this beautifully presented two double bedroom bungalow offers comfortable and modern living with brand new fittings throughout. Situated on a generous corner plot, this home is perfectly positioned in the heart of Corsham, offering level walking distance to local amenities and excellent transport links ensuring popularity amongst first time purchasers and 'downsizers' alike. The heart of the home is a spacious, dual-aspect sitting and dining room, flooded with natural light that flows through the tall windows and patio door, providing an ideal space for relaxation and entertaining. Adjacent to this, the sociable open-plan kitchen boasts a breakfast bar and is fully equipped with an oven, induction hob, sink, dishwasher, and washing machine, complemented by plenty of storage space in the soft-close cupboards and drawers.

This low-maintenance turn-key bungalow features two well-proportioned double bedrooms, offering comfortable and private retreats, one of which enjoys a pleasant vista over the garden. The light and fresh bathroom is appointed with a full-length bath with a shower over, a heated towel rail, a sink, and a W.C, providing a fresh, contemporary and neutral feel.

Outside, the generous corner plot includes a sunny, enclosed and private level garden, perfect for outdoor enjoyment and low-maintenance living. There is an attractive patio within which to host the barbeques and evening drinks, in addition to planting beds which circumference an expanse of lawn. Secure gated side access leads around to the front where you will find a large area of hard standing specifically designed to provide off-road parking for two cars, with a drop kerb application currently pending with the council.



Corsham is a charming old town with an excellent range of local facilities including many specialist shops and cafes as well as doctors' surgery, library, restaurants and good pubs. The High Street is mostly pedestrianised with many beautiful buildings making it a wonderful place to stroll whilst enjoying many artisan shops array of eateries or the weekly market.

There are good primary and secondary schools all within walking distance and the Georgian heritage city of Bath is only 11 miles away. Corsham is well situated for the M4, M5 and the mainline rail link to London Paddington (1h 20) from Chippenham.

Additional Information:

Tenure: Freehold Semi-Detached Bungalow

Council Tax Band: B

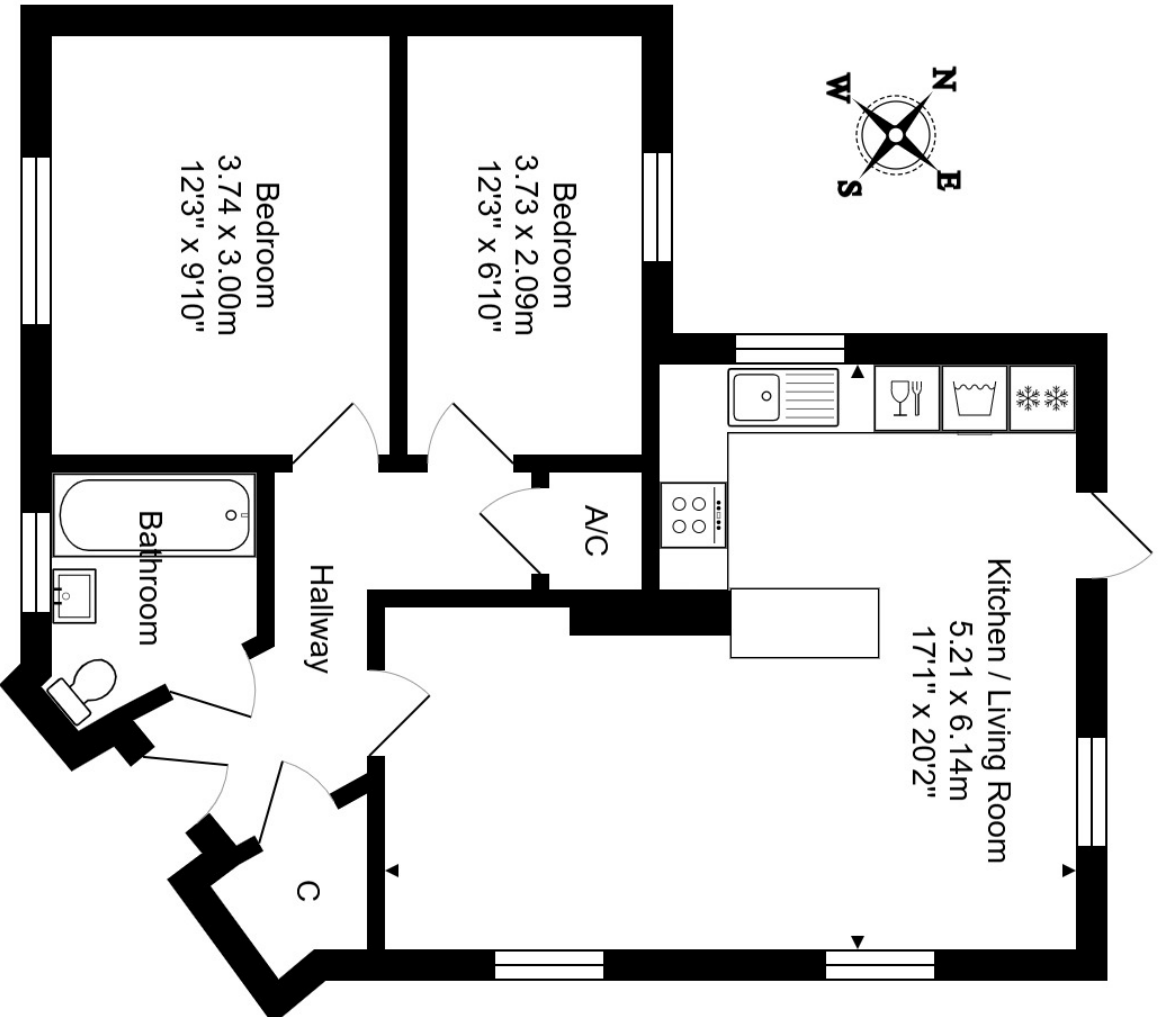
Current EPC Rating: E (44)

Potential EPC Rating: D (66)

Services: Conventional radiator central heating with modern electric boiler and separate water tank. Mains drainage. Mains electricity supply. Mains water supply. Double glazing throughout.



****These particulars are a general guide only and do not form part of any contract. All contents are provided without responsibility and cannot be relied upon as fact. Descriptions and conditions are given in good faith but not guaranteed, and services have not been tested. Prospective buyers must satisfy themselves via their own inspections, legal inquiries, and building surveys regarding the property's condition and compliance. No employee of this agency has authority to make any warranty or representation.****



Total Area: 59.9 m² ... 644 ft²

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.

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