



TO LET



17 Newall Road, Bowerhill, Melksham, SN12 6XH

£1,400 Per Month



- Three bedroom semi detached house
- Driveway parking with car barn
- Integrated white goods
- EPC - B
- Longer term let preferred
- Enclosed rear garden with gated access
- Includes Ring doorbell & Yale alarm system
- Council Tax - D

#### Discover Melksham: A Charming Wiltshire Town with Excellent Connectivity

Nestled along the banks of the River Avon, Melksham is a market town that blends historical charm with modern conveniences. It offers a welcoming community atmosphere complemented by a range of amenities.

#### Local Amenities and Lifestyle

Melksham boasts a high street filled with independent shops, cafes, and traditional pubs. For leisure and recreation, the town offers several parks and green spaces, including King George V Playing Field, which features a playground, skate park and is home to Melksham Parkrun. The nearby Melksham Community Campus enhances the town's leisure offerings with swimming pool, sports hall, gym and cafe.

## THE PROPERTY

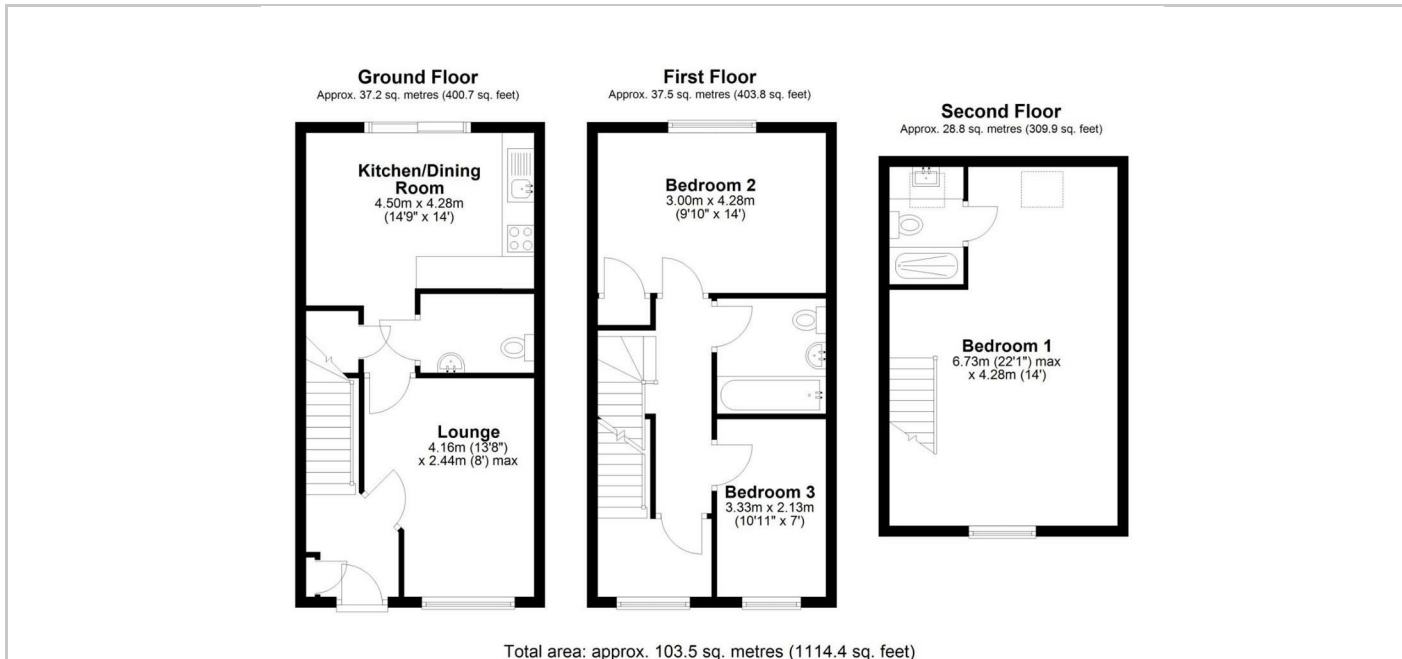
Welcome to 17 Newall Road, Melksham. A well presented three bedroom three storey semi detached home with driveway parking and an enclosed (low maintenance) rear garden.

The ground floor accommodation comprises entrance hall, lounge, cloakroom and kitchen dining room with patio doors leading onto the rear garden along with a range of integrated appliances. The first floor accommodation comprises landing, two double bedrooms and bathroom and on the second floor is the primary bedroom with en-suite shower room.

The property further benefits from gas central heating, double glazing, driveway parking and car barn allowing parking for multiple vehicles and an enclosed rear garden with gated side access and shed.

The landlord would prefer a longer term let. Pets considered on application.

## SITUATION



## Directions