



Water Mint Way, Calne, SN11 0RT
Calne

Offers in the Region of
£220,000

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Offered for sale with no onward chain, this two-bedroom mid-terrace home is situated in a quiet cul-de-sac within the popular Chilvester Park estate.

The accommodation comprises a bright living room to the front and a spacious kitchen/dining room to the rear, featuring access to the rear garden.

To the first floor, there is a principal bedroom with a built-in wardrobe and additional storage cupboard, a further good-sized bedroom, and a family bathroom.

Externally, the property benefits from a low-maintenance rear garden with rear access leading to an allocated parking space.

Situation -

Watermint Way is situated on the West side of the town on the popular Cilvester Park Development.

Calne, the 'Town of Discovery' is situated in the heart of the Wiltshire countryside. The town retains many buildings of historical interest, including St Marys, a beautiful example of a 12th Century Parish Church. Modern day Calne benefits from a weekly market and various sports and leisure facilities. There is also a selection of shops and supermarkets, a library, public and private schooling for all ages. Just outside the town is the village of Cherhill, here you will find Wiltshire's most dramatic White Horse carved on the chalk hillside below an ironage fort. A short drive away are the UNESCO World Heritage Sites of Avebury, Silbury Hill, Stonehenge, Lacock Abbey and the Georgian City of Bath. A couple of miles away is Bowood House with beautiful gardens and luxury Hotel, Spa and Golf Resort.

There is good access to Bristol, Bath and Swindon thanks to the A4 and M4 and in the nearby town of Chippenham there is an excellent mainline service to London for commuters.

Viewings - Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 13 High Street, Calne, Wiltshire, SN11 0BS

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

Wiltshire Council Tax - Band B

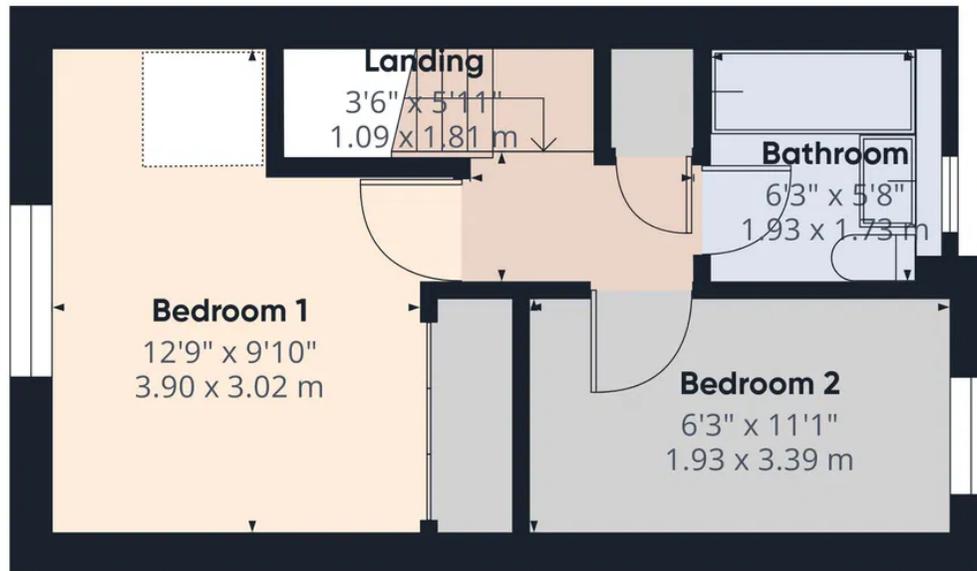
Tenure - Freehold







Ground Floor



First Floor

Approximate total area⁽¹⁾

576 ft²
53.5 m²

Reduced headroom

10 ft²
0.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Calne Sales

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