



- 3 Bedroom Family House
- c20ft Lounge with Log Burning Stove
- Lovely modern Bathroom
- Recently replaced uPVC Double Glazing
- Conservatory
- c70ft Rear Garden
- 3 Bedrooms
- Early Viewing recommended

27 Comet Close Lyneham, SN15 4AL

£235,000

A well presented three-bedroom mid-terrace family home, situated in a popular residential location within the sought-after village of Lyneham, conveniently positioned between the neighbouring towns of Chippenham, Royal Wootton Bassett and Calne.

This spacious home welcomes you with an entrance hall leading to a superb 19'8" dual-aspect living room, featuring a charming log-burning stove that creates a warm and inviting focal point and opens into a bright conservatory, offering additional living space that's ideal as a dining area, family room or garden room with direct access to the rear garden.. To the rear, the well-appointed kitchen provides access to a separate utility room

The first floor offers three generously sized

bedrooms, with bedrooms two and three benefiting from built-in wardrobes, along with a stylish, contemporary family bathroom finished to a high standard.

Outside, the neatly maintained rear garden of approximately 70ft in length is predominantly laid to lawn. To the front of the property is a lawn area with allocated parking opposite.

Further benefits include very recent replacement uPVC double glazing throughout and gas-fired radiator central heating via a combination boiler.

Early viewing is highly recommended. To arrange an appointment, please contact Alan Hawkins Property Sales on 01793 840222.



Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

Council Tax: Wiltshire Council

Tax Band C For information on tax banding costs and rates, please call Wiltshire Council

Management Fee

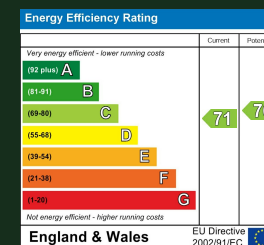
Management Fees: c£150 pcm (Includes Mains Water)

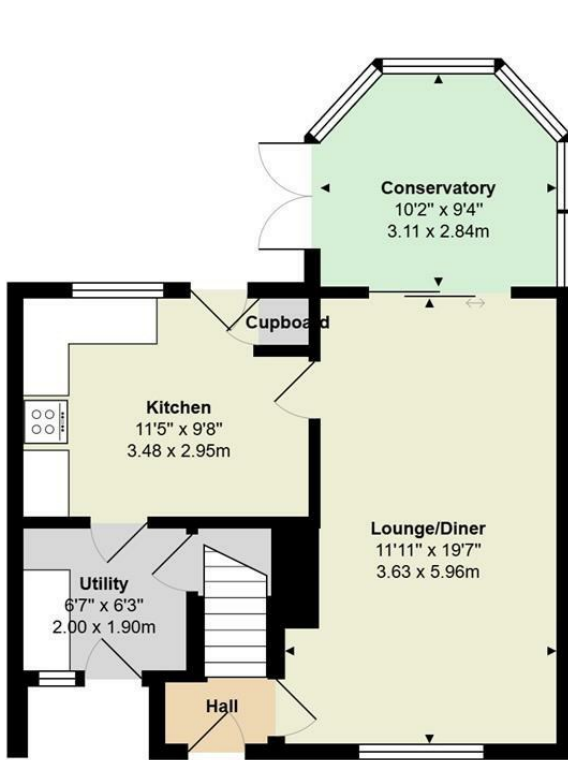
Waste: Mains

Gas & Electric: Mains

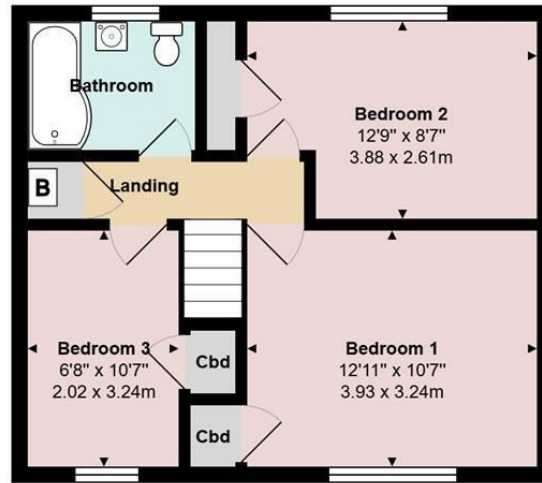


Energy Efficiency Rating (England & Wales)





Area: 532 ft² ... 49.4 m²



Area: 438 ft² ... 40.6 m²

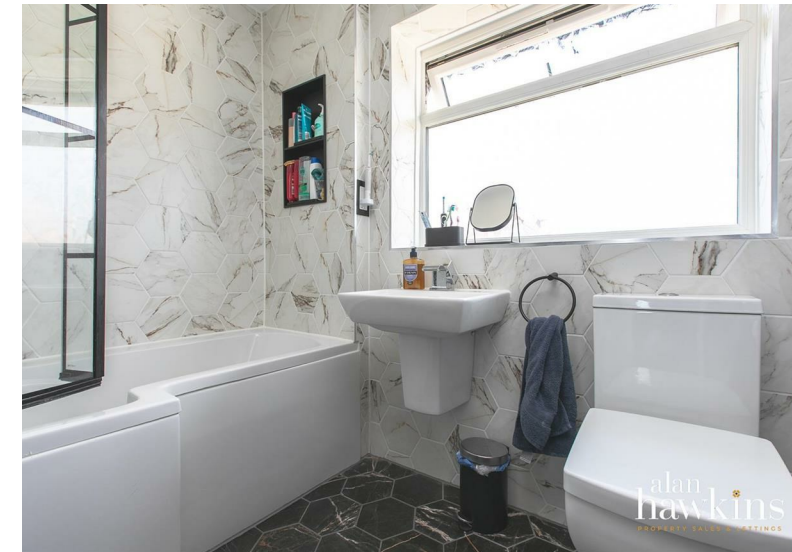
Total Area: 969 ft² ... 90.1 m²

Disclaimer:

These floor plans are provided for guidance only and are not to scale.
 All dimensions, layouts, and details shown are approximate and should not be relied upon as statements of fact.
 Prospective purchasers or tenants should satisfy themselves by inspection or independent verification.
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