



# 21 Webb Close, Chippenham, SN15 3XF

**GOODMAN WARREN BECK**

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**£179,500**

A modern one bedroom house ideally situated in a cul-de-sac within the popular Pewsham development offering easy access to a wide a range of amenities. The accommodation offers an entrance hall with a really useful storage cupboard, a dual aspect open plan living space with sitting/dining opening through to the kitchen with a range of fitted units, the first floor has two more storage cupboards, a double bedroom with built-in double wardrobe and a bathroom with a white suite. Other benefits include double glazing, gas central heating, front garden with outside store and an allocated parking space immediately to the front of the property.

## Situation

The property is situated in a favoured cul-de-sac on the popular Pewsham development with its extensive range of amenities to include nursery, primary and secondary schools, doctors surgery, public house, general stores, community hall and nearby Lidl supermarket. The town centre is c.½ mile and the mainline station to London Paddington c.1 mile. M4 J.17 is c.4 miles providing swift commuting links to the nearby centres of Bristol, Bath and Swindon.

## Accommodation Comprising:

uPVC double glazed entrance door to:

## Entrance Hall

Radiator. Double cupboard. Door to:

## Open Plan Living Space

Comprising of:

## Sitting/Dining Area

Double glazed window to side. Radiator. Stairs to first floor.

## Kitchen Area

Double glazed window to front. Range of drawer and cupboard base units with matching wall mounted cupboards. Rolled edge worksurfaces with tiled splashbacks and inset single bowl single drainer stainless steel sink unit with mixer tap. Built-in electric oven and hob with extractor over. Space and plumbing for washing machine. Space for fridge/freezer.

## First Floor Landing

Radiator. Access to roof space. Storage Cupboard. Over stairs cupboard housing gas fired boiler. Doors to:

## Bedroom

Double glazed window to side. Radiator. Built-in double wardrobe.

## Bathroom

Obscure double glazed window to front. Radiator. Panelled bath with shower over. Pedestal wash basin. Close coupled WC. Tiling to principal areas. Wood laminate flooring.

## Front Garden

Laid to lawn with path to front door. Outside store. Further lawned area.

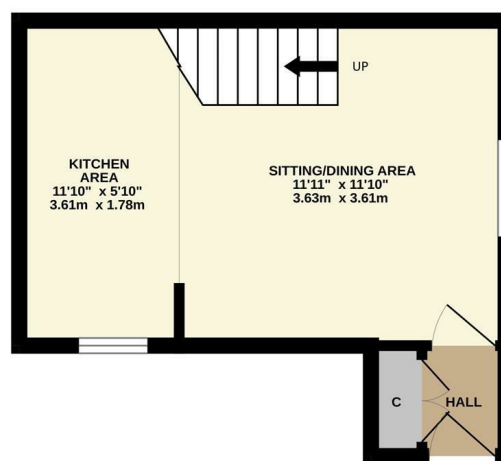
## Parking

There is an allocated parking space immediately to the front of the property.

## Directions

From the town centre proceed along The Causeway and turn right at the roundabout. At the next roundabout turn left onto Pewsham Way, then left at the next roundabout into Webbington Road. Take the third left into Rumble Dene and then first right into Webb Close. The property will then be found at the end of the cul-de-sac on the left hand side.

GROUND FLOOR  
230 sq.ft. (21.4 sq.m.) approx.



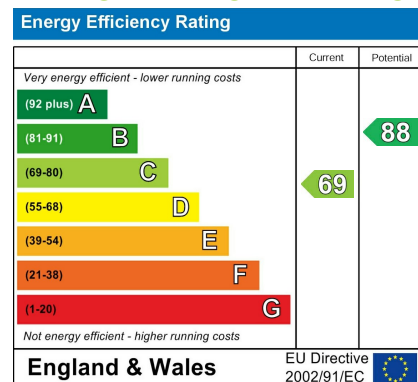
FIRST FLOOR  
210 sq.ft. (19.5 sq.m.) approx.



TOTAL FLOOR AREA: 441 sq.ft. (40.9 sq.m.) approx.

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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ENERGY PERFORMANCE GRAPHS



Council Tax Band: B

Tenure: Freehold