



Wrights
01225 755553

Bay Gardens, Melksham, Wiltshire, SN12 6ZU

£339,950

Situation

Bay Gardens is situated within a modern residential development on the southern side of Melksham, conveniently positioned for access to the town centre and the surrounding countryside. The area is well placed for a range of local amenities, schools and everyday facilities, with nearby bus services and Melksham railway station approximately 1.2 miles away.

Melksham itself offers a good selection of shops, supermarkets, cafés, leisure facilities and schools, together with convenient road links to the neighbouring towns of Trowbridge, Chippenham, Devizes and Bradford-on-Avon, while the Georgian city of Bath is also within commuting distance. The location combines the convenience of a modern development with good access to the wider Wiltshire area.



**Well Presented Three
Bedroom Townhouse**

Spacious Lounge

**Contemporary
Kitchen/Diner**

Utility

Downstairs Cloakroom

**Impressive Principal
Bedroom with En-Suite**

**Two further well
proportioned bedrooms**

**Larger than average
enclosed rear garden**

Driveway parking



This well presented three bedroom townhouse occupies a particularly generous plot within a modern residential development in Melksham. Arranged over three floors, the property features a spacious lounge, contemporary kitchen/diner with French doors opening onto the garden, useful utility area and ground floor cloakroom. The first floor provides two well proportioned bedrooms and a family bathroom, while the second floor is dedicated to an impressive principal bedroom with en-suite shower room. A particular feature is the larger than average enclosed rear garden, offering an excellent amount of outside space with covered and decked seating areas. Further benefits include gas central heating, PVCu double glazing, driveway parking to the side and gated access to the rear garden.

The property comprises

Ground Floor

Entrance Hall

With composite front door, radiator and stairs to the first floor.

Lounge 10' 5" x 14' 2" (3.17m x 4.33m)

With radiator, storage cupboard under the stairs and PVCu double glazed window to the front.

Kitchen/Diner 10' 2" x 12' 0" (3.11m x 3.66m)

With a range of eye level and base units, worktops with tiled splash backs, integrated induction hob with extractor hood over, integrated dishwasher, space for fridge/freezer, one and a half bowl sink and drainer unit, radiator and PVCu double glazed french doors opening onto the rear garden.

Utility

With base unit, space for washing machine, worktop with upstands, and cupboard housing gas boiler.

Cloakroom

With white suite comprising close coupled W.C and hand basin, radiator and extractor fan.

First Floor

Landing

With radiator, cupboard housing hot water cylinder, stairs to the second floor and PVCu double glazed window to the front.

Bedroom 2 13' 9" x 9' 3" (4.20m x 2.82m)

With wood effect laminate flooring, radiator and PVCu double glazed window to the rear.

Bedroom 3 7' 0" x 9' 11" (2.14m x 3.01m)

With wood effect laminate flooring, radiator and PVCu double glazed window to the front.

Bathroom

With tiled flooring, white suite comprising bath with shower attachment, pedestal hand basin and close coupled E.C, heated towel rail, extractor fan and obscured PVCu double glazed window to the side.

Second floor

Bedroom 1 *10' 4" x 14' 1" (3.14m x 4.29m) max*

With radiator, large built in wardrobe with access to further eaves storage space and PVCu double glazed dormer window to the front.

En-suite

With tiled flooring, white suite comprising shower enclosure with mains shower, close coupled W.C and pedestal hand basin, heated towel rail, extractor fan and Velux window.

Externally

To the front and side

A pathway leads to the front entrance, with a small planted area providing an attractive frontage. To the side is a driveway providing off-road parking for 2/3 vehicles, with gated side access leading through to the rear garden.

To the rear

A particular feature of the property is the generous, larger than average rear garden, which occupies a particularly good-sized plot for the development. The garden is predominantly laid to lawn, with a covered patio seating area adjoining the property and a further decked seating area to the rear, providing plenty of space for outdoor dining and entertaining. There are also raised timber planters, a timber garden shed, additional covered storage and gated side access leading to the driveway.

Tenure

The property is sold as freehold. We have been informed that the property is subject to an annual estate management charge. The amount of this charge is currently being confirmed.

Council tax

The property is currently in council tax band D.

EPC rating

The EPC rating is B (84), with a potential for A (94).

Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

Broadband

Ultrafast broadband is available (source - Ofcom) Predicted maximum download speed - 1800Mbps.

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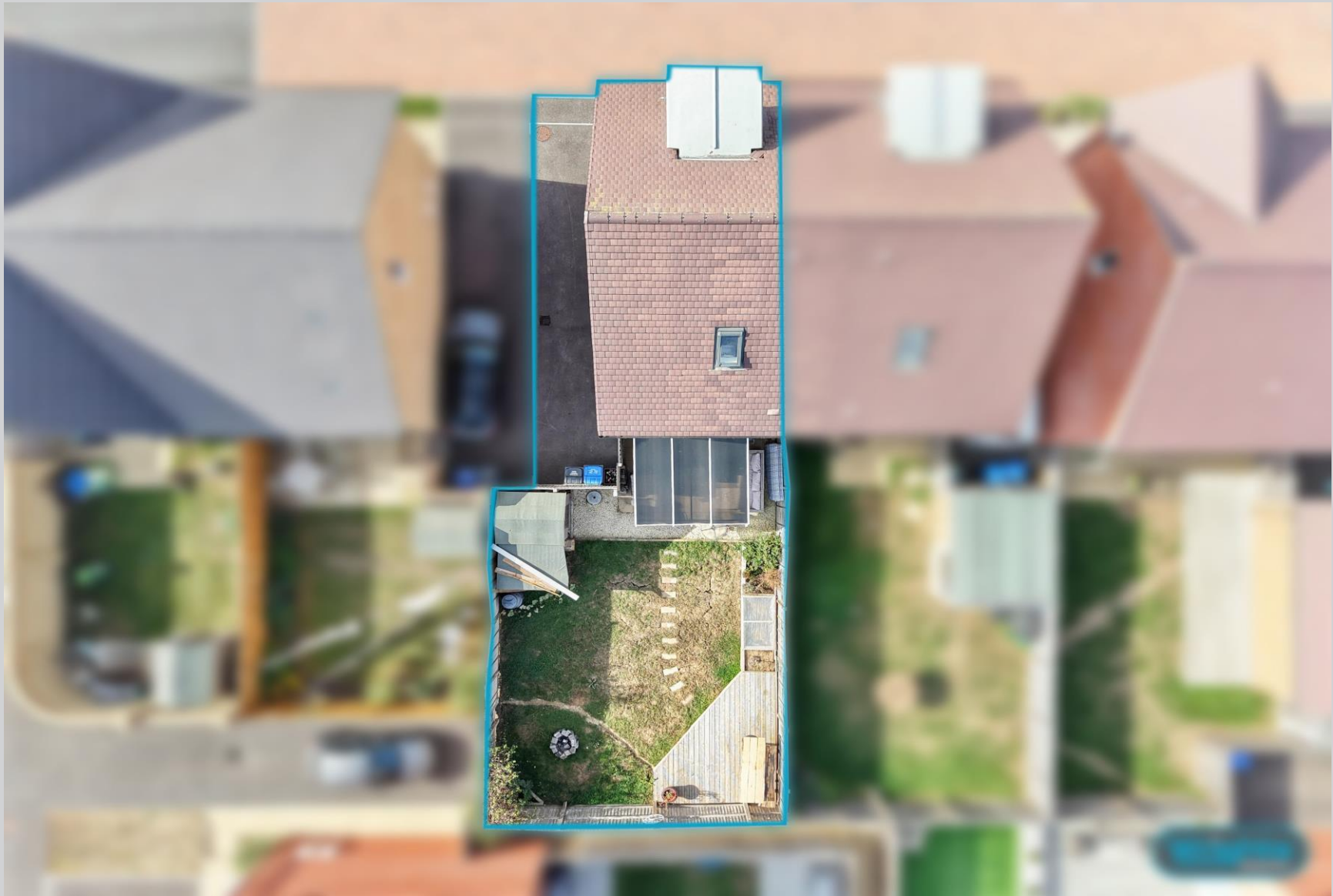




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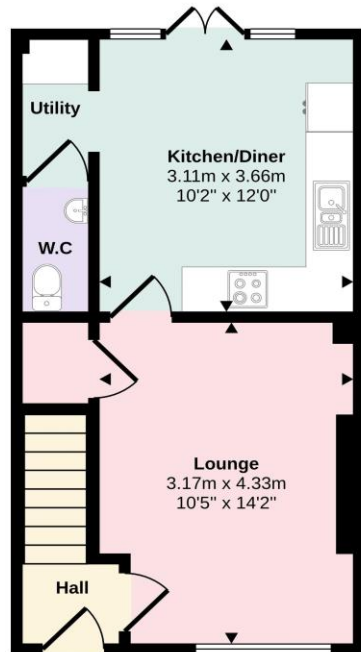


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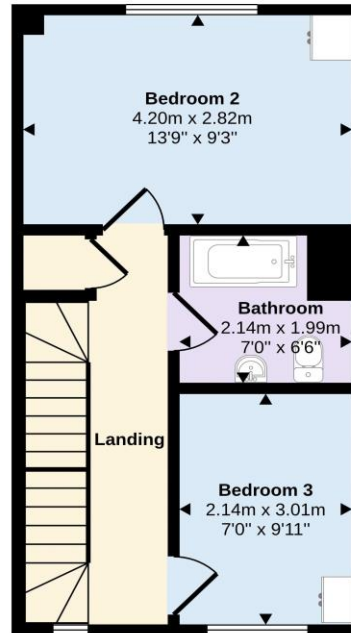
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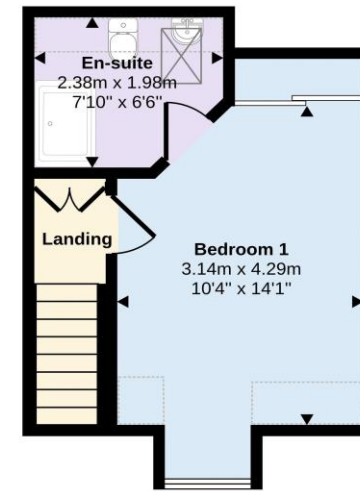
Approx Gross Internal Area
91 sq m / 981 sq ft



Ground Floor
Approx 34 sq m / 367 sq ft



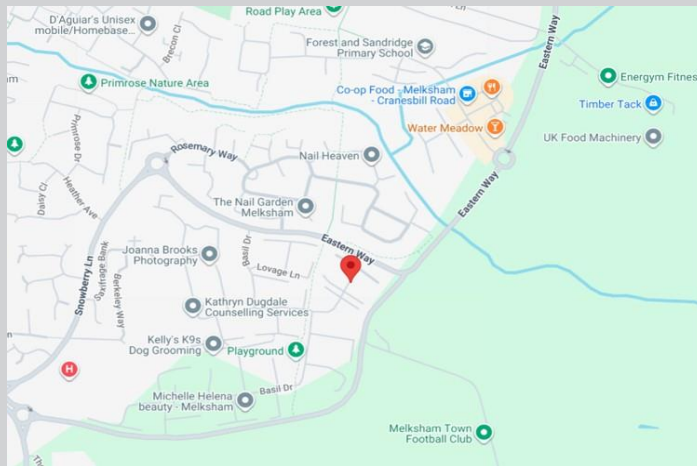
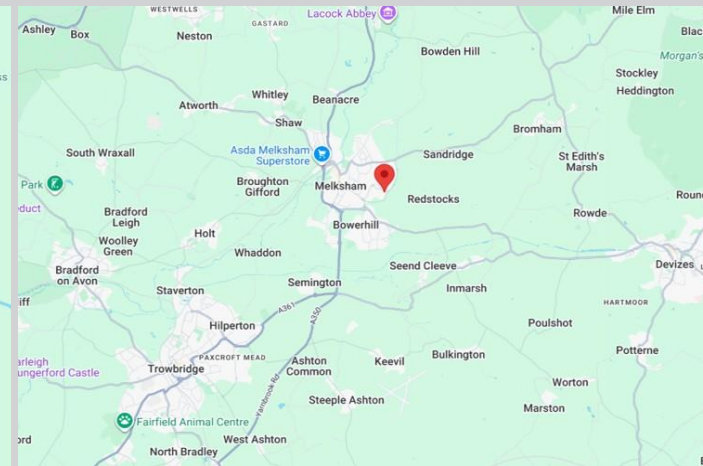
First Floor
Approx 34 sq m / 369 sq ft



Second Floor
Approx 23 sq m / 244 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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Disclaimer

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically confirmed with the Vendor's solicitor. They may however be available by separate negotiation. The room sizes are approximate and only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.