

for sale

shared ownership

£140,000



Plot 72 Curtis Crescent Malmesbury SN16 9AN

\*BRAND NEW MID TERRACE THREE BEDROOM HOME\* at Avon Rise, Malmesbury, available on a 40% shared ownership basis. Stylish, energy-efficient and built to an exceptional standard. An affordable alternative to renting & an ideal first home. Contact Connells today to find out more!



# Plot 72 Curtis Crescent Malmesbury SN16 9AN

## Ground Floor Accommodation

### Entrance Hall

Door from front aspect leading immediately through to the inner hallway. Radiator. Access through to lounge. Stairs rising to the first floor accommodation.

### Lounge

Double glazed window to the front aspect. Two radiators. Television point. Access through to kitchen/diner.

### Kitchen

Double glazed window to the rear aspect. Rear door providing

access to external garden. Under stairs storage cupboard. Fully fitted kitchen with a range of base and wall mounted units comprising cupboards and drawers. Built in oven with hob above and cookerhood over. Sink and drainer unit set into work surfaces. Space and plumbing for a washing machine. Space for a fridge/freezer. Tiling to all water sensitive areas. Access through to cloakroom. Radiator.

### Cloakroom

Two piece suite comprising Low Level WC and wash hand basin with mixer tap. Splash back tiling to water sensitive areas. Radiator.

## First Floor Accommodation



Stairs risen from ground floor accommodation leading to upper landing. Access to all three bedrooms and family bathroom.

## **Bedroom One**

Double glazed window to the rear aspect. Radiator. Television point.

## **Bedroom Two**

Double glazed window to the front aspect. Radiator.

## **Bedroom Three**

Double glazed window to the front aspect. Radiator. Storage cupboard housing water cylinder.

## **Bathroom**

Obscure double glazed window to the rear aspect. Three piece suite comprising panelled bath with mixers tap and shower over. Low level WC and wash hand basin. Tiling to all water sensitive areas. Radiator. Airing cupboard containing radiator.

## **External Features**

### **Garden**

Enclosed by wooden panel fencing. Mainly laid to lawn. Small patio area.

### **Parking**

There is allocated parking with the property.

### **Agent Note**

External and internal finishes may vary on individual plots and

homes may be built in either semi detached, mid terrace or end of terrace styles depending on the development layout and specific plot. Exact specification, window styles and whether a property is left or right handed may differ from plot to plot. Any dimensions shown in any text or plan are approximate sizes only and actual sizes may be different once constructed. Price based on a 40% share although higher or lower proportions may be considered. Financial assessments will apply.

To view this property please contact Connells on

**T 01454 320 555**  
**E [yate@connells.co.uk](mailto:yate@connells.co.uk)**

72-74 Station Road Yate  
BRISTOL BS37 4PH

Property Ref: YAT308344 - 0004

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: C Service Charge: 300.00

Ground Rent: Ask Agent

**[view this property online connells.co.uk/Property/YAT308344](#)**

This is a Leasehold property. We are awaiting further details about the Term of the lease.  
For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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