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**LOCK & KEY**  
*Estate Agents*



## 1 Tangmere Close

Bowerhill, Melksham, SN12 6XW

Lock and Key independent estate agents are pleased to offer this super opportunity to acquire this attractive and spacious four bed detached property (1837 sq ft in total) built by Bloor Homes to their Kenilworth design in the 1980's and was the ex-show home. Situated in a cul-de-sac on the highly favoured older part of Bowerhill, with good access amenities, schools and our cherished Kennet & Avon canal walks on the fringe. Based on two floors the accommodation comprises, a welcoming entrance hall, cloakroom, useful study, light & airy dual aspect living room, dining room, a lovely conservatory and a fabulous fitted kitchen / breakfast room. On the first floor there are four bedrooms, an en-suite and a family bathroom. Additional features include double glazing, gas heating. Externally there is ample parking for numerous vehicles, and a double garage with eaves stoarge, power connected and personal door to rear. Another notable feature is the excellent large surroung plot, side access to both sides and a fully enclosed southerly aspect rear garden. Viewing is strongly recommended. No Chain.

**£515,000**

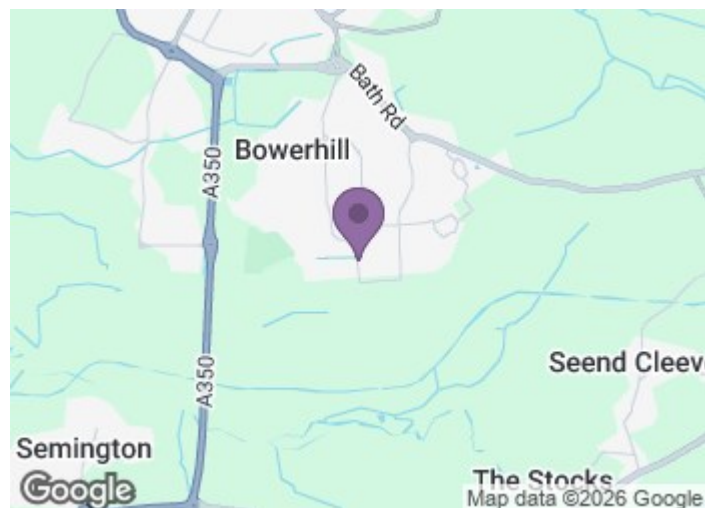
# 1 Tangmere Close

Bowerhill, Melksham, SN12 6XW



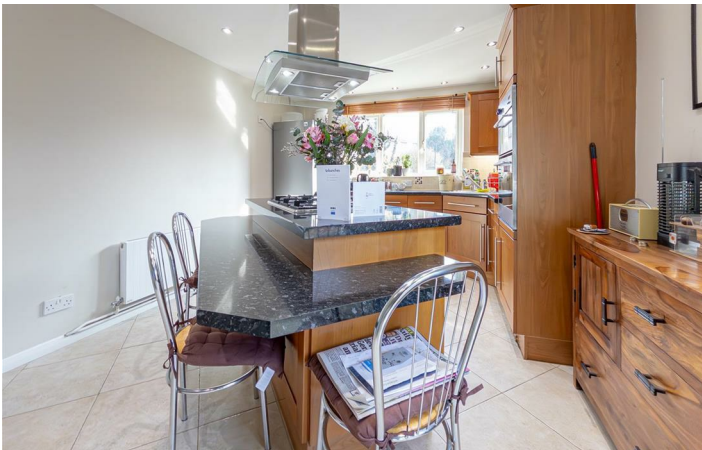
- Attractive, Detached & Spacious
- Useful Study, Dual Aspect Living Room
- Four Bedrroms, En-Suite & Family Bathroom
- Convenient Access To Amenities, Schools & Canal Walks
- Ample Parking For Numerous Vehicles & Double Garage
- Dining Room & Lovely Conservatory
- Large Surrounding Plot / Gardens, Access Both Sides
- Welcoming Entrance Hall, Cloakroom
- Kitchen / Breakfast Room
- Double Glazing & Gas Heating

## Situation



## Directions

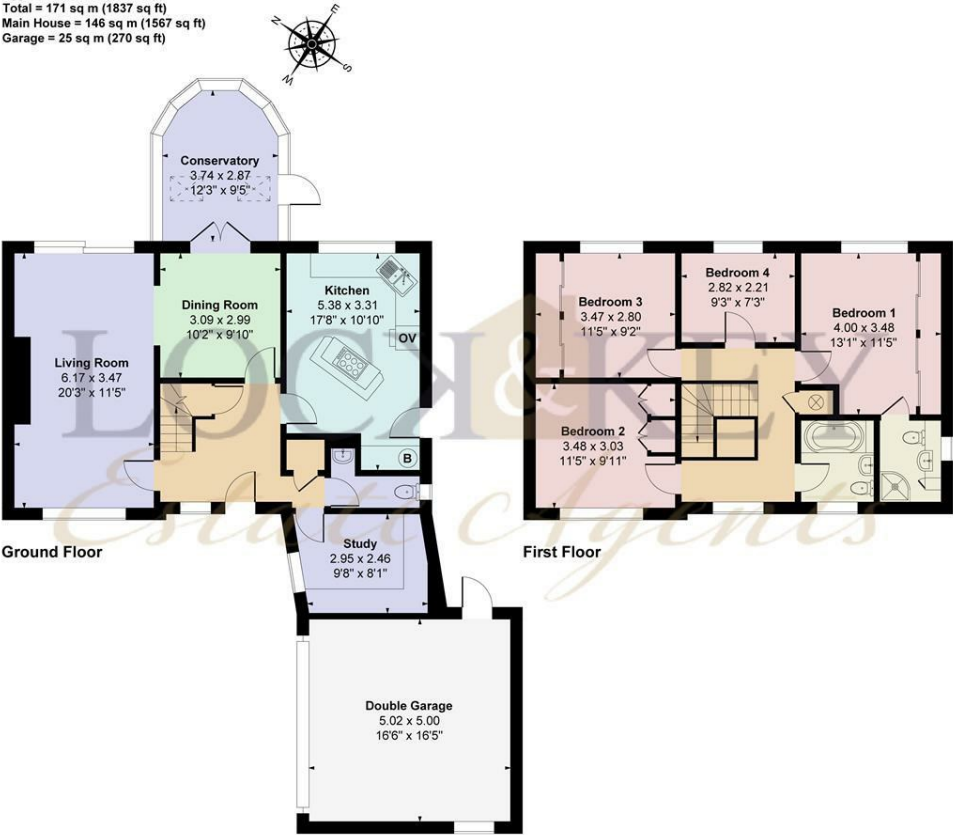




Floor Plan

Tangmere Close, Bowerhill, Melksham, SN12 6XW

Approximate Gross Internal Area  
Total = 171 sq m (1837 sq ft)  
Main House = 146 sq m (1567 sq ft)  
Garage = 25 sq m (270 sq ft)



© Meyer Energy 2026. Drawn to RICS guidelines. Not drawn to scale.  
Plan is for illustration purposes only. All features, door openings, and window locations are approximate.  
All measurements and areas are approximate and should not be relied on as a statement of fact.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 71      | 80        |
| EU Directive 2002/91/EC                     |         |           |