

DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right on to Wood Street and at the roundabout bear right on to Oxford Road. Follow this road along until you reach the next roundabout. Turn right on to Sand Pit Road and take the first right into Hercules Road and take the next left into Dakota Drive. Follow the road and the property can be found a little way along on the right hand side.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Charles Faye is the trading name of Lifestyle Options Limited. Company registration number 07448943.



VIEW ONLINE



CHARLES FAYE

Charles Faye Estate Agents has been successfully selling properties for many years in Calne and the surrounding villages.

We are delighted to be the only estate in the Calne area to be awarded exclusive membership of The Guild of Professional Estate Agents, providing us access to a network of other like-minded estate agents who are all committed to improving and enhancing the service and public perception of estate agencies across the UK.

Membership is contingent upon on-going good reputation and customer service and is reviewed annually to ensure we meet the strict criteria as detailed in The Guild's Code of Conduct.

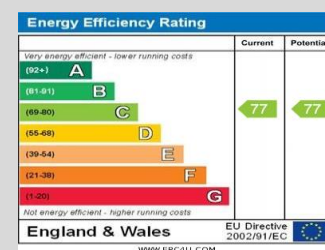
FINANCIAL ADVICE

Free independent financial advice is available. Please call us for more information.

COUNCIL TAX BAND

The council tax band for this property is band B

PROPERTY RATING



Charles Faye Estate Agents
25 High Street
Calne
Wiltshire
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54 Dakota Drive
Calne, SN11 8FZ

£208,000

'People & property are always at the heart of whatever we do'


charles faye
sales and lettings

54 Dakota Drive, Calne

CHAIN FREE! A light and spacious two bedroom coach house benefiting from having parking, a single garage and a large outside storage cupboard. This light and airy property has a good sized dual aspect living dining room, a modern kitchen with fridge freezer and washing machine included, two double bedrooms and a family bathroom. Externally there is a single garage, outside storage cupboard and allocated parking for one vehicle.

- Detached Coach House
- Modern Kitchen With Fridge Freezer and Washing Machine Included
- Two Double Bedrooms
- Light & Spacious
- Living Dining Room
- Allocated Parking
- Freehold

PROPERTY FRONT

Step leading up to entrance door with canopy porch over and outside courtesy light.

ENTRANCE HALLWAY

Stairs rising to living accommodation, radiator.

LANDING

Upvc double glazed window to rear, loft access, doors to living dining room, kitchen, bathroom and bedrooms, radiator.

LIVING DINING ROOM 18' 7" x 10' 6" (5.66m x 3.20m)

Two upvc double glazed windows to front and rear, two radiators.

KITCHEN 10' 0" x 9' 0" (3.05m x 2.74m)

Upvc double glazed window to front, modern fitted wall and base cabinets with complementary work surface over, stainless steel sink unit, up stands, built in electric oven and four ring gas hob with cooker hood over,



washing machine, fridge freezer, housed wall mounted boiler, large storage cupboard, vinyl flooring.

BEDROOM ONE 12' 0" x 9' 0" (3.65m x 2.74m)

Upvc double glazed window to front, free standing wardrobes with mirrored doors, radiator.

BEDROOM TWO 9' 3" x 8' 6" (2.82m x 2.59m)

Upvc double glazed window to rear, radiator.

BATHROOM 6' 8" x 5' 8" (2.03m x 1.73m)

Upvc double glazed obscure window to rear, modern fitted suite comprising close coupled w.c., pedestal wash hand basin, panelled bath with shower over, shower screen, tiled surrounds, vinyl flooring.



PARKING

There is one allocated parking space to the front of the garage

SINGLE GARAGE

Up and over door power and light.

UPKEEP CHARGES OF COMMUNAL AREAS

£100.64 payable every 6 months

