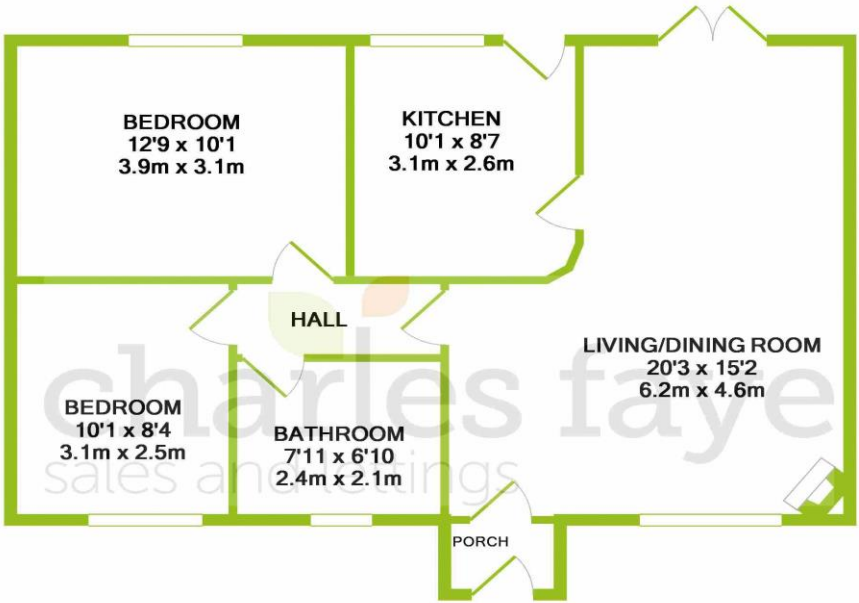


DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn left on to The Square and then bear right at the roundabout on to Curzon Street. Take the first turning on the left into Savernake Road and bear right onto Sarum Way and follow the road along taking the second right turning where the property can be found a little way along to the left.



TOTAL APPROX. FLOOR AREA 650 SQ.FT. (60.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.

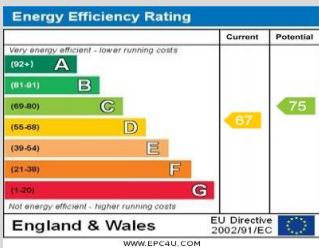
FINANCIAL ADVICE

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

COUNCIL TAX BAND

The council tax band for this property is band D

PROPERTY RATING



Charles Faye Estate Agents
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20 Sarum Way
Calne, SN11 0EZ

Offers in Excess of £310,000

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



20 Sarum Way, Calne

CHAIN FREE! This delightful detached bungalow is quietly tucked away within a small cul-de-sac on the highly desirable Curzon Park development. Conveniently situated within walking distance of the town centre and local bus services, the property enjoys excellent transport links to both Chippenham and Royal Wootton Bassett. The light filled and well proportioned accommodation comprises an entrance porch, a spacious living/dining room featuring an attractive stone fireplace, and a modern refitted kitchen offering ample storage and workspace. There are two generous double bedrooms, served by a stylish contemporary shower room that has also been recently refitted. Externally, the property benefits from driveway parking to the front, leading to a detached single garage. Attractive mature gardens to both the front and rear provide a pleasant outdoor setting with established planting and space to relax.

- Detached Bungalow
 - Refitted Modern Kitchen
 - Two Double Bedrooms
 - Pretty Front & Rear Gardens
- Placed Within A Small Cul-De-Sac
 - Spacious Living Dining Room
 - Refitted Modern Shower Room
 - Driveway And Garage

PROPERTY FRONT

Steps leading down to entrance door.

ENTRANCE PORCH

Radiator, door to living dining room.

LIVING DINING ROOM 23' 6" x 14' 4" (7.16m x 4.37m)

Upvc double glazed window to front, two radiators, stone fireplace, television and telephone point, door to kitchen, door to inner hallway, upvc double glazed French doors to garden.

KITCHEN 9' 11" x 8' 7" (3.02m x 2.61m)

Upvc double glazed window to rear, refitted modern kitchen to include wall and base cabinets with work surfaces over, ceramic sink unit, tiled splash backs, built in electric cooker, four ring electric hob with extractor hood over, space for under counter fridge and freezer, space and plumbing for washing machine, space for tumble dryer, pantry style cupboard, radiator, laminate flooring, upvc double glazed door to rear.



INNER HALLWAY

Loft access, doors to bedrooms and shower room.

BEDROOM ONE 12' 9" x 11' 10" (3.88m x 3.60m)

Upvc double glazed window to rear, radiator, television point, triple wardrobe.

BEDROOM TWO 11' 0" x 8' 4" (3.35m x 2.54m)

Upvc double glazed window to front, radiator.

SHOWER ROOM 7' 6" x 6' 1" (2.28m x 1.85m)

Upvc double glazed obscure window to front, fitted suite comprising low level w.c., pedestal wash hand basin, modern walk in double shower cubicle, chrome ladder style radiator, shaver point with light, airing cupboard, vinyl flooring.



EXTERNALLY

FRONT GARDEN

Partially enclosed with walling, lawn area, mature borders with flowers, trees and shrubs, gated access to rear.

DRIVEWAY PARKING AND GARAGE

Driveway parking leading to a single garage with up and over door, power and light, eaves storage.

REAR GARDEN

Fully enclosed with walling and fence panels, mainly laid to lawn, mature shrub and flowers and tree borders, patio area, garden shed, outside tap, gated access to front.

