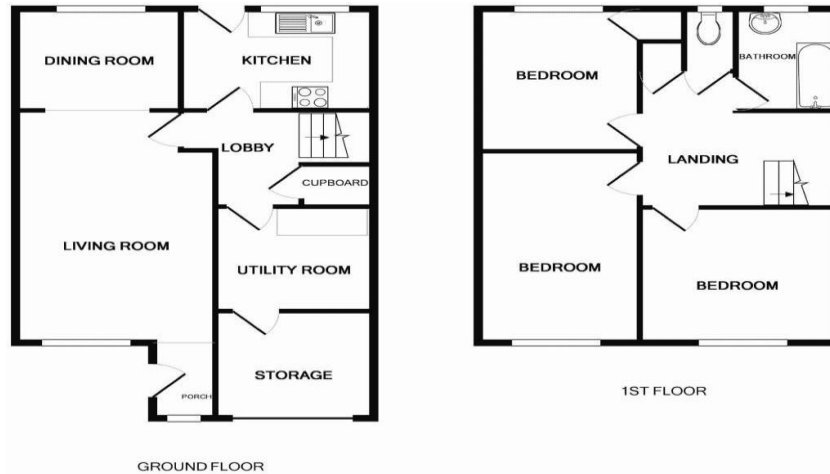


DIRECTIONS TO THE PROPERTY

From our office turn right on to Wood Street and turn right at the mini roundabout on to Oxford Road. Go across the next roundabout and take the second turning on the right into Abberd Way. Follow this road along and go past the school on the right and at the top of the road turn right into Westerham Walk. Follow the road along where the property can be found on the right hand side indicated by our 'For Sale' board.



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

USING CHARLES FAYE

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

The office is locally owned and managed by Louise Burrows and her friendly, professional staff. Our aim is to provide the historic market town with an efficient service that is founded on traditional values of professionalism and integrity.

Quality of service is our hallmark and we know the importance of providing this in an effective, responsive and highly professional manner. So whatever your property needs are, talk to us to obtain the best possible advice on all property matters.

People and property are always at the heart of what we do. Whatever your circumstances, you can be assured that we will work hard to meet your needs.

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charles faye
sales and lettings

50 Westerham Walk
Calne SN11 8LR

£299,000



PROPERTY DESCRIPTION

This modern detached home is situated on an established residential development and has an open aspect to the rear over playing fields. The property offers an entrance porch, a 17'3 x 10'8 living room, separate dining room and fitted kitchen with separate utility area created within part of the garage. Upstairs boasts three double bedrooms, all of which are complemented by the re-fitted bathroom and separate cloakroom. The home has a block paved driveway at the front and a gravelled area for additional parking, a half size garage and a delightful pretty garden at the rear.

SUMMARY

- Detached Home
- 17'3 x 10'8 Living Room
- Well Presented Throughout
- Re-fitted Bathroom
- Mature Residential Area
- Separate Dining Room
- Three Double Bedrooms
- Separate Cloakroom

Sales

Lettings

Management

ACCOMMODATION

PROPERTY FRONT

Pathway leading to entrance door with outside courtesy light.

ENTRANCE PORCH

Upvc double glazed window to front, radiator.

LIVING ROOM 17' 3" x 10' 8" (5.26m x 3.25m)

Upvc double glazed window to front, coved ceiling, living flame gas fire place with marble effect hearth and back with wooden mantle and surround, television and telephone point, radiator, arch way through to dining room, door to inner lobby, radiator.

DINING ROOM 8' 10" x 7' 7" (2.69m x 2.31m)

Upvc double glazed window to rear, ceiling coving, radiator.

INNER HALL 8' 0" x 7' 9" (2.44m x 2.36m)

Radiator, under stairs storage cupboard, doors leading to kitchen, living room and utility, stairs rising to first floor accommodation, tiled flooring.

KITCHEN 10' 5" x 7' 6" (3.18m x 2.29m)

Upvc double glazed window to rear, fitted wall and base cabinets with complementary work surfaces over, white ceramic sink unit, tiled splash backs, built in electric oven, 4 ring gas hob with matching cooker hood over, space and plumbing for dishwasher, tiled flooring, upvc door to garden.

UTILITY ROOM 8' 0" x 7' 9" (2.44m x 2.36m)

This versatile utility room is a great benefit to the property and has doors to inner hall and garage store, space and plumbing for automatic washing machine, space for fridge freezer, wall mounted boiler.



FIRST FLOOR ACCOMMODATION

LANDING

Upvc double glazed window to side, airing cupboard housing hot water tank, loft access with drop down ladder to partly boarded area, doors to all bedrooms, bathroom and cloakroom.

MASTER BEDROOM 14' 4" x 10' 1" (4.37m x 3.07m)

Upvc double glazed window to front, radiator.

BEDROOM TWO 10' 9" x 10' 1" (3.28m x 3.07m)

Upvc double glazed window to rear, built in single wardrobe, radiator.

BEDROOM THREE 10' 9" x 8' 8" (3.28m x 2.64m)

Upvc double glazed window to front, radiator.

FAMILY BATHROOM

Upvc double glazed obscure window to rear, fitted bathroom suite comprising vanity wash hand basin, panelled bath with fitted shower over, tiled surrounds, radiator, vinyl flooring.

SEPARATE WC

Upvc double glazed window to rear, fitted low level w.c., radiator.

EXTERNALLY

FRONT GARDEN

Wooden fencing, mature flower and shrub borders.

DRIVEWAY AND GARAGE

Blocked paved & gravel providing parking for several cars, leading to a garage / store with up and over door.

REAR GARDEN

The rear garden benefits from being very private and enjoys open views to the rear. The paved patio area provides space for Alfresco Dining. The lawn is edged with flower and shrub borders and there is an outside tap and gated side access to the front of the property.

USEFUL INFORMATION

More photographs and other information may be available for this property to view on our website. To access these details please visit our website www.charlesfaye.co.uk. Alternatively use the QR code on your smart phone.

COUNCIL TAX BAND

The council tax band for this property is band

ADDITIONAL INFORMATION

Please note that all measurements are approximate and that we have not tested any of the fixtures and fittings within the property,

FINANCIAL ADVICE

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

VIEWING THE PROPERTY

All viewings must be made through Charles Faye only. Our normal office hours are Monday to Friday 0900 – 1730 and Saturdays 0900 – 1600. Sundays and evenings by prior appointment.

ENERGY EFFICIENCY RATING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

