



6 Martins Yard
Corsham, SN13 9PG

GOODMAN WARREN BECK

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The Martin's Yard is an impressive development comprising of six, four bedroom homes set in the tranquil village of Gastard, located south of the historic market town of Corsham in Wiltshire. The six new homes are set in spacious plots offering open living and entertaining space, and landscaped gardens overlooking neighbouring farmland. The properties are constructed of a natural Bath stone with reconstructed stone features, remaining in keeping with period properties located in the village. The windows are finished in a pebble grey colour with clay roof tiles. All six homes are detached, with plots one and two boasting double garages, and plots 3-6 boasting single garages. All plots have additional parking for two vehicles, and there are two visitor spaces.

SITUATION

The Martin's Yard development (SN13 9PG) is located off of Silver Street, leading into Gastard from the Corsham direction.

The development is located close to the centre of Gastard village which boasts amenities including a vehicle repair and servicing workshop, a locally-renowned pub, and a playing field. The neighbouring historic market town of Corsham is located a short four minute drive north. Corsham is located at the southwestern edge of The Cotswolds, offering a range of amenities including multiple primary schools, a secondary school, local shops, dentists, a doctors' surgery, and historic landmarks including Corsham Court.

The Martin's Yard development is in a great location, with the city of Bath located a 25 minute drive away, and the picturesque town of Bradford On Avon just eight miles south-west of the development. In terms of transport links, the A4 linking Bristol to Central London is located just 2.2 miles north of the development. The nearest train station is Chippenham, which is located 5.3 miles away and lies along the London Paddington to Bristol Temple Meads line. There are multiple bus stops in the village of Gastard, which travel to Melksham, Corsham and Trowbridge.

SPECIFICATION

Each of the properties at the Martin's Yard development benefit from:

- ASHP heating
- Under floor heating to ground floor
- Fully fitted kitchen
- Fitted Neff appliances to include: oven, hob, extractor, dishwasher and fridge freezer
- Downlights to primary rooms
- Duravit sanitary ware
- Duravit & Vado brassware
- Laminate flooring to the Kitchen/Dining/Family Room, Hall and Cloakroom
- Tiled bathroom and en-suite with electric underfloor heating to floors
- Varying allocated parking spaces and garage facilities, depending upon the property type.

GROUND FLOOR

Living/Dining/Kitchen 29'6" (9.00m) x 12'2" (3.71m)
Living room 16'0" (4.87m) x 13'9" (4.18m)
Cloakroom
Utility Room
Garage 19'9" (6.02m) x 9'11" (3.02m)

FIRST FLOOR

Bedroom One 13'10" (4.22m) x 10'10" (3.29m)

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£800,000

Ensuite

Dressing Room

Bedroom Two 18'6" (5.65m) x 15'11" (4.85m)

Ensuite

Bedroom Three 13'10" (4.22m) x 12'0" (3.65m)

Bedroom Four 12'0" (3.66m) x 10'9" (3.28m)

Bathroom

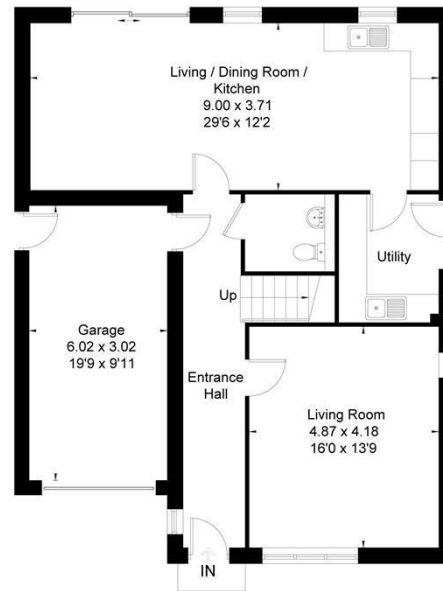
AGENTS NOTE

** Specification and materials are subject to change. Computer generated images (CGI), house layouts and site plans are produced in good faith and are intended to give potential customers a flavour of each particular house type. Plot sizes and landscaping may vary. Marketing material is provided for general information purposes only.

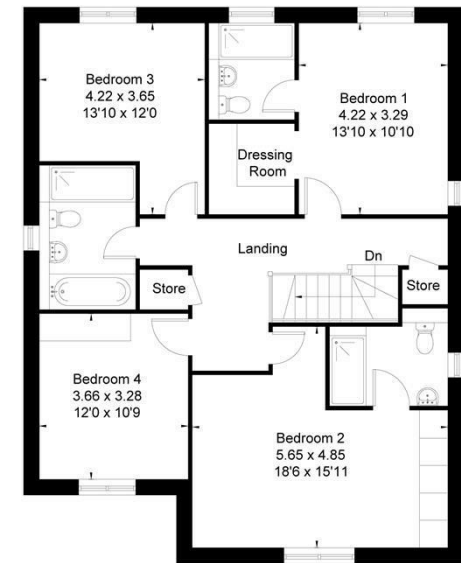
Approximate Floor Area = 193 sq m / 2077 sq ft



Plot 3



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #81696

ENERGY PERFORMANCE GRAPHS

| 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 | EU Directive 2002/91/EC | | |

Council Tax Band:

Tenure: Freehold

DISCLAIMER: 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 to this property. We have not carried out a detailed survey not tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other load secured on it. Floor plans (not to scale, for illustrative purposes only)

