



Tornado Close, Calne SN11 8GF

Welcome to

Tornado Close, Calne

Offered on a 40% shared ownership basis, this modern three-bedroom semi-detached home is perfect for first-time buyers. Featuring a living room, kitchen, cloakroom, family bathroom, driveway parking and an enclosed rear garden.

Entrance Hall

A welcoming entrance hall providing access to the lounge and first-floor accommodation. Featuring laminate flooring, a radiator, and stairs rising to the first floor, this space offers a practical introduction to the home.

Living Room

A spacious and well-proportioned lounge enjoying a window to the front aspect, flooding the room with natural light. Offering ample space for a range of lounge furniture, this comfortable reception room provides an ideal setting for both relaxing and entertaining. Further benefits include laminate flooring, a radiator, and a door leading through to the kitchen.

Kitchen / Breakfast Room

A well-appointed fitted kitchen comprising a range of wall and base units with work surfaces over and a stainless steel one-and-a-half bowl sink/drainage with mixer tap. The kitchen benefits from an integrated oven, integrated gas hob with extractor hood over, plumbing for both a washing machine and dishwasher, space for a fridge/freezer, and further appliance space. There is ample room for a dining table and chairs, making this a sociable space for both everyday family meals and entertaining. A window to the rear aspect provides natural light, while laminate flooring, a radiator, a generous storage cupboard, and the central heating boiler complete the room. A door leads through to the rear lobby, offering convenient access to the outside and cloakroom.

Rear Lobby

A practical rear lobby providing access to the cloakroom and rear garden. This useful transitional space benefits from laminate flooring, a radiator, and a door opening directly onto the garden, offering convenient access for everyday living and outdoor entertaining.

Cloakroom

A handy ground-floor cloakroom comprising a low-level W/C and wash hand basin. Finished with laminate flooring and a radiator, this practical space adds convenience for both everyday family life and visiting guests.

Landing

The first-floor landing is approached via stairs rising from the entrance hall and provides access to all bedrooms and the family bathroom. This bright and welcoming space also benefits from loft access and serves as a central hub to the first-floor accommodation.

Bedroom One

A good-sized principal bedroom enjoying a window to the front aspect, allowing for plenty of natural light. Offering ample space for a double bed and a range of bedroom furniture, this comfortable room also benefits from a useful built-in storage cupboard and a radiator.

Bedroom Two

Another well-proportioned bedroom enjoying a pleasant outlook over the rear garden through a window to the rear aspect. Offering ample space for bedroom furniture, this versatile room would make an ideal guest bedroom, or child's room, and benefits from a radiator.





Bedroom Three

Situated to the rear of the property, this versatile third bedroom enjoys a pleasant outlook over the rear garden through a window to the rear aspect. Currently used as a home office, the room would also make an ideal nursery, dressing room, or child's bedroom. Further benefits include a radiator.

Bathroom

A modern family bathroom comprising a low-level W/C, a stylish vanity wash hand basin with useful storage drawers below, and a 'P'-shaped bath with shower over. Thoughtfully designed for everyday convenience, the room also benefits from laminate flooring, an extractor fan, shaver point, and a chrome ladder-style heated towel rail.

Front Garden

To the front of the property is a pathway leading to the front door, alongside driveway parking providing convenient off-road parking. Gated side access leads through to the rear garden, offering both practicality and ease of access.

Rear Garden

The rear garden is fully enclosed by wooden fencing, providing a safe and private outdoor space to enjoy. Immediately outside the property is a decked seating area, perfect for al fresco dining, entertaining, or simply relaxing in the warmer months. The remainder of the garden has been thoughtfully designed for ease of maintenance, featuring artificial lawn and gravelled areas, complemented by a raised flower bed. Further benefits include a garden shed for storage and gated side access leading conveniently to the driveway.

Additional Information

The vendor currently pays a monthly rent of £461.23 on the unowned share, together with separate charges for service and buildings insurance. Prospective purchasers are advised to make their own enquiries regarding the current costs and terms of the shared ownership arrangement.

Agent Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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welcome to

Tornado Close, Calne

- 40% Shared Ownership Opportunity - Ideal for First-Time Buyers
- Modern Three-Bedroom Semi-Detached Family Home
- Spacious Living Room and Fitted Kitchen
- Ground Floor Cloakroom and Family Bathroom
- Driveway Parking and Enclosed Rear Garden

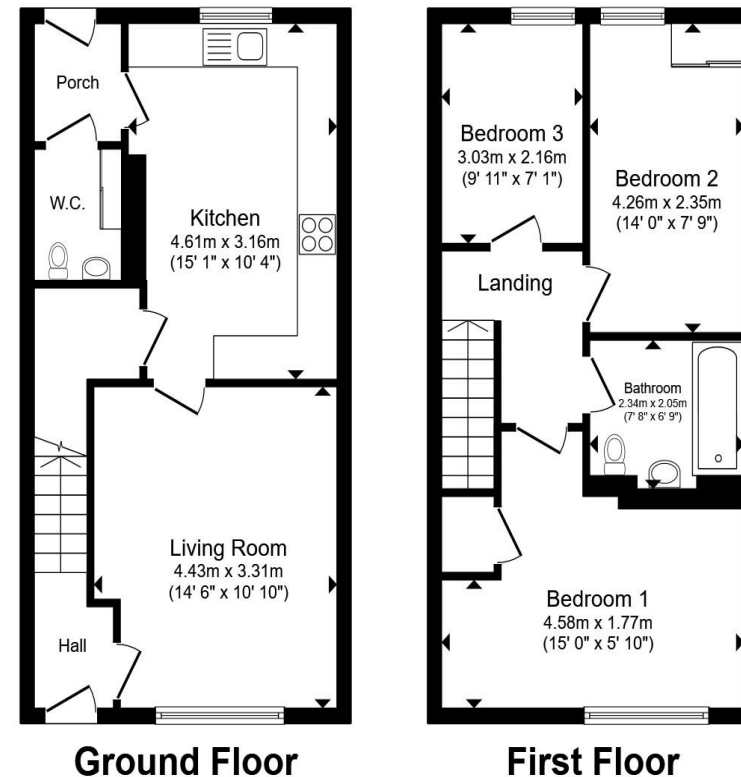
Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£120,000



Total floor area 86.4 m² (930 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Property Ref:
CLN109920 - 0002

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