



FOR SALE
WentWorth
Estate Agents
01225 904904
www.wentworth.co.uk

WentWorth
Estate Agents



27 Purleigh Road, Corsham, SN13 9LJ

- Three Bedroom Semi-Detached Family Home
- Well Situated for Local Schools
- Front and Rear Gardens
- Single Garage
- Requiring Up-Dating
- Close to Local Amenities
- Good Transport Links
- No Onward Chain

Price guide £290,000

Location

The property is situated within a popular cul-de-sac, close to the Historic High Street of Corsham, with its abundance of independent shops, a variety of popular eateries and cafes, welcoming public houses, and various other excellent facilities. Conveniently placed for the local bus service, the stop for which can be found just around the corner on West Park Road. There are highly-regarded local schooling options and sports centres nearby, as well as a pleasant range of walks and open green spaces nearby to enjoy. Benefitting from access to the M4 corridor, and a mainline station in Chippenham located less than five miles away offering fast services to London Paddington. The Georgian Heritage city of Bath, with its rich history, is also located within an easy drive of this property.

Internal Descriptions

Entering the property you are greeted with an entrance hallway, with the living room to the left. Benefitting from plenty of natural light, the living room is a well-proportioned reception room. The dining area is to the rear and flows into the kitchen. A side door from the kitchen leads out onto the patio. To the first floor there are two double bedrooms, a single bedroom and a family bathroom.

External Descriptions

The property overlooks the green to the front and has access via a footpath to the front garden. The front garden is laid to lawn and has steps to the front door. To the rear there is private garden which enjoys a lawn , surrounded by herbaceous borders. A side patio has space for outside seating and offers access to the front garden. A gate to the rear leads to the single garage with a parking space in front.

Agents Note

The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor.

Additional Information

Tenure - Freehold

Council Tax Band - C

NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence.

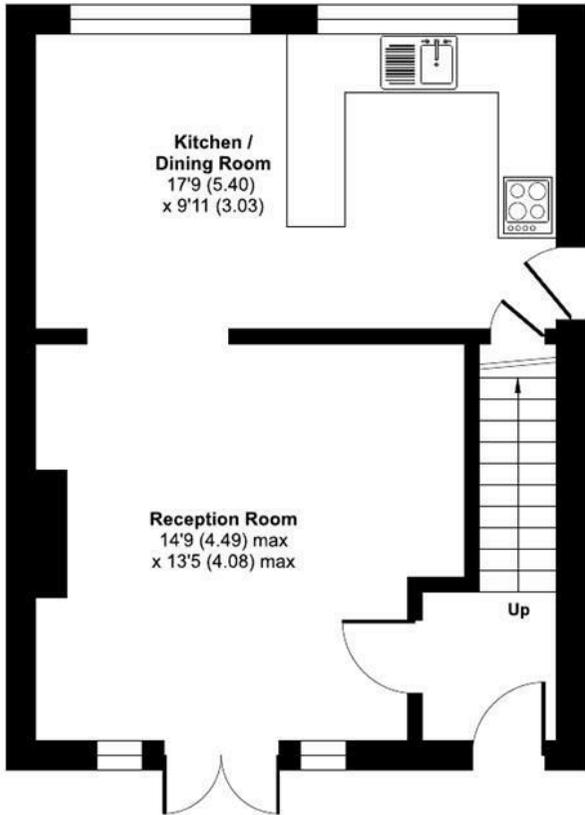
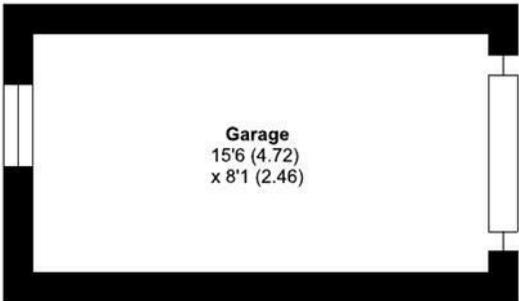
Purleigh Road, Corsham, SN13

Approximate Area = 844 sq ft / 78.4 sq m

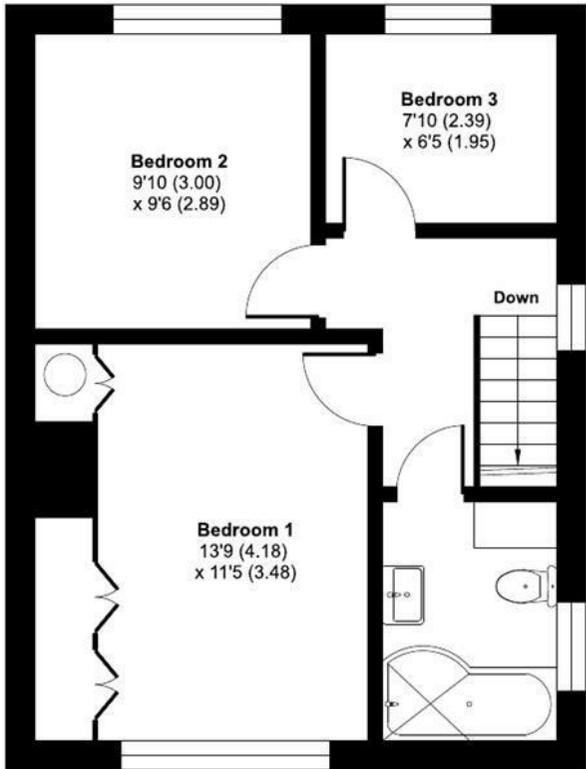
Garage = 125 sq ft / 11.6 sq m

Total = 969 sq ft / 90 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/cheom 2026. Produced for WentWorth Estate Agents (Bath). REF: 1415615



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		70	77
		EU Directive 2002/91/EC	





Wentworth Estate Agents

25 Monmouth Street, Bath, BA1 2AP

01225 904904

bath@wentworthea.com

www.wentworthea.com

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Wentworth Estate Agents in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Wentworth Estate Agents nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3.Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

