





A well presented three bedroom end of terrace family home situated within the popular Pewsham development. The accommodation briefly comprises; open plan kitchen / family room to the ground floor and three bedrooms and bathroom to the first floor. Externally there is ample off road driveway parking to front and an enclosed garden to rear. An internal viewing is highly recommended.

#### Viewing

Viewings Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 65 New Road, Chippenham, Wiltshire SN15 1ES

#### Situation - Pewsham

The property is most conveniently located on the popular Pewsham development to the South East of the town centre. Pewsham offers a wide range of amenities to include doctors' surgery, primary school and public house. There is a shopping parade with convenience store, chemist and takeaway. Chippenham itself has a wide range of amenities to include High Street retailers plus supermarkets and retail parks and, in addition, there is a leisure centre with indoor swimming pool, library, cinema and public parks. For those wishing to commute there is also a regular main line rail service from Chippenham station to London (Paddington) and the west country and the M4 motorway is easily accessed via Junction 17 a few miles north of the town.

#### Accommodation

With approximate measurements the accommodation comprises:

#### Ground Floor

#### Open Plan Kitchen / Family Room 7.59m x 3.94m (24'11" x 12'11")

##### Kitchen Area

With two upvc double glazed windows to front, upvc double glazed door to front, refitted kitchen offering a matching range of wall, base and display units, one and a half bowl stainless steel sink drainer inset to rolled edge work surfaces, part tiled, integrated electric oven and five ring gas hob with cooker hood over, space for; automatic washing machine, fridge and freezer, wall mounted boiler, feature radiator, laminate flooring.

##### Family Area

With upvc double glazed French doors to and side windows to rear, feature radiator, laminate flooring.

#### First Floor

##### Landing

With stairs rising from the ground floor, carpeted landing area, doors to...

#### Master Bedroom 2.97m x 2.67m (9'9" x 8'9")

With upvc double glazed window to front, radiator, built in wardrobe, built in airing cupboard, carpeted.

#### Second Bedroom 2.82m x 1.91m (9'3" x 6'3")

With upvc double glazed window to rear, radiator, carpeted.

#### Third Bedroom 2.74m x 1.96m (9' x 6'5")

With upvc double glazed window to rear, radiator, carpeted.

#### Family Bathroom

Obscured upvc double glazed windows to side, fitted with a three piece suite comprising; bath with shower over, pedestal wash hand basin and low level w/c, part tiling, heated towel rail, vinyl flooring.

#### Externally

##### Front Garden & Parking

The front garden is partly hedge enclosed and laid to gravel offering ample off road parking for several vehicles. Gate to rear garden and path to front door.

##### Rear Enclosed Garden

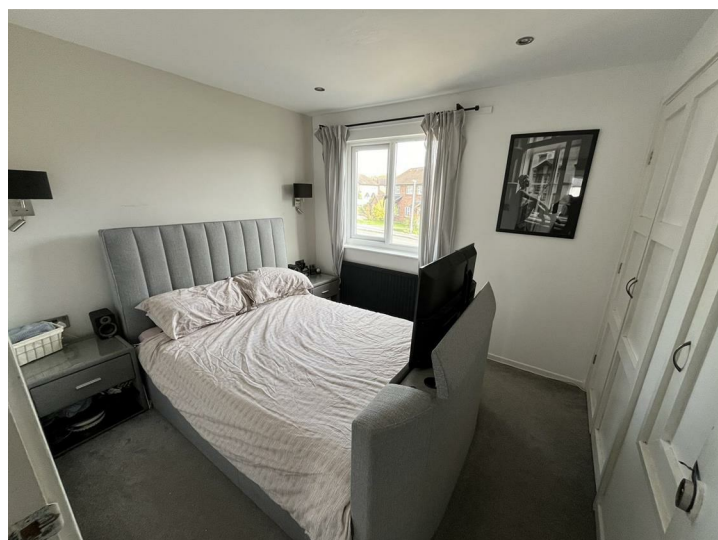
The rear garden is mainly level and fence enclosed with gate to front, patio area.

#### Property Information

Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band C

Tenure - Freehold



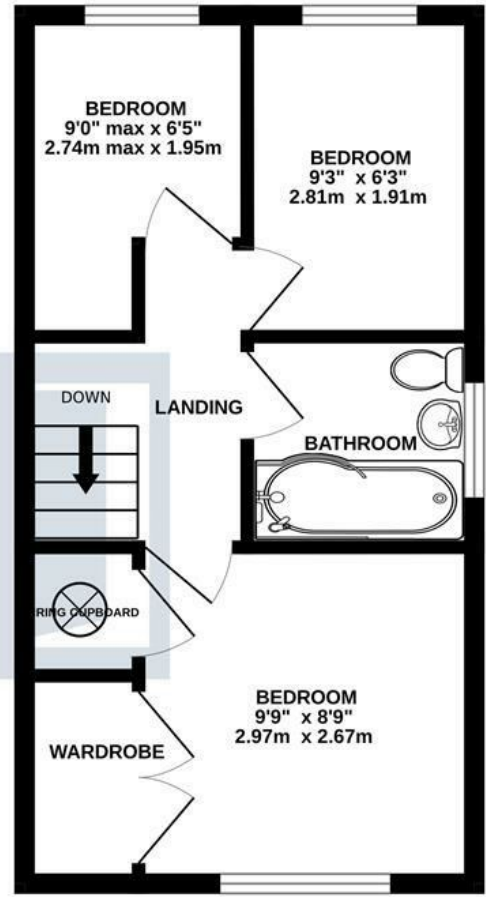
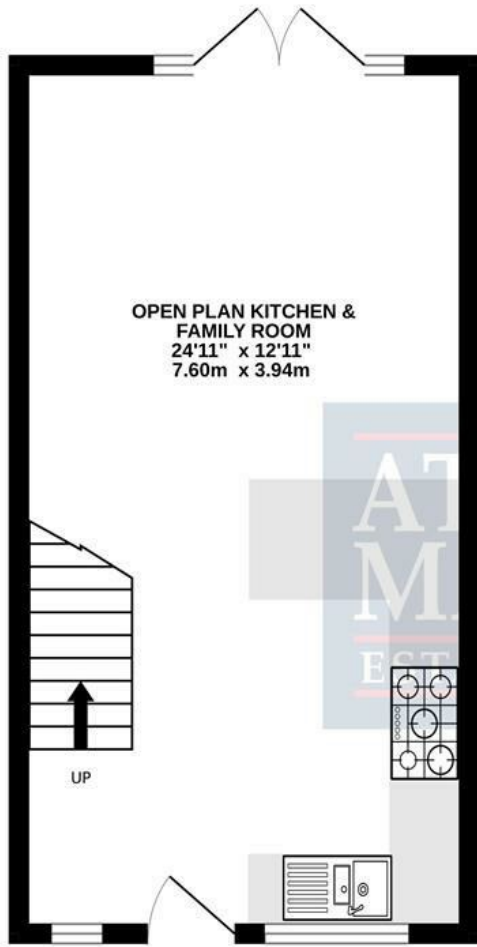






GROUND FLOOR  
296 sq.ft. (27.5 sq.m.) approx.

1ST FLOOR  
296 sq.ft. (27.5 sq.m.) approx.



MONKS WAY PEWSHAM, CHIPPENHAM, SN15 3TT

TOTAL FLOOR AREA : 592 sq.ft. (55.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	74	
(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		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing