



An internal viewing is strongly recommended to appreciate this tastefully presented three bedroom detached bungalow, located in a delightful setting of similar style properties. The spacious and versatile interior has been extended in recent years to provide a useful attached Annex offering independent living accommodation. The main part of the Bungalow offers a lovely light entrance porch with access leading to the hallway with doors leading to both double bedrooms, kitchen and sitting room. Accessed via a private entrance the one bedroom Annex is perfect for those looking to either move family close by or those who work from home and need a quiet place to work. Externally the property sits within a good size plot with a lovely private rear garden plus plenty of parking to the front. No Onward Chain.

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 - Malmesbury

Located in a delightful cul de sac setting of similar styled bungalows. Milbourne is a small hamlet located approximately one mile from Malmesbury which is reputed to be the oldest borough in the country dating back to the 11th Century. The old and new blend perfectly in Malmesbury, narrow medieval streets, ancient monuments and historic gems are complimented by modern shopping and quaint boutiques. This thriving pretty market town offers a wealth of buildings of

architectural interest including its ancient Abbey, whilst also having a wide range of shops, services, a Waitrose, high performing schools and leisure facilities available. Early tributaries of The River Avon pass around the town with pretty walks and the countryside close at hand. There are public transport services and good road access to the larger towns of Cirencester, Chippenham, Swindon, Bath and Bristol whilst the M4 junction 17 is only five miles south. Trains from Chippenham (10 miles) and Kemble (5 miles) link with London Paddington within approximately 1 hour.

Wiltshire Council Tax - D

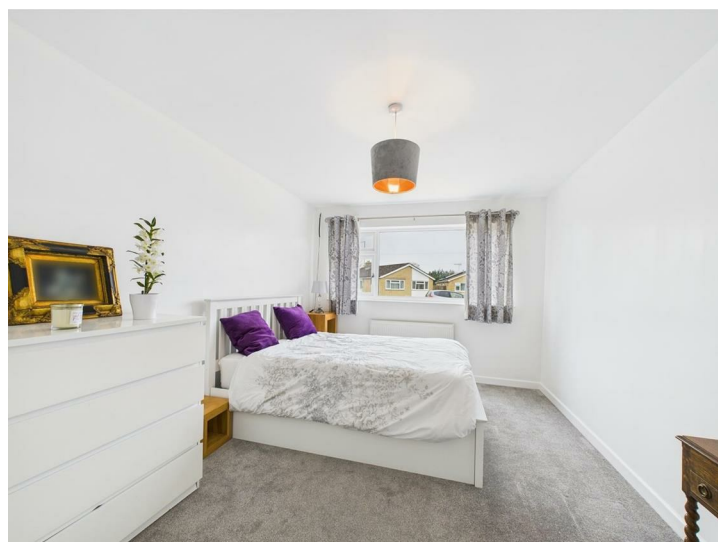
Tenure - Freehold

Property Information

Utilities - Services - Mains Electric

Water & Drainage - Electric Heating

Throughout - Solar Panels







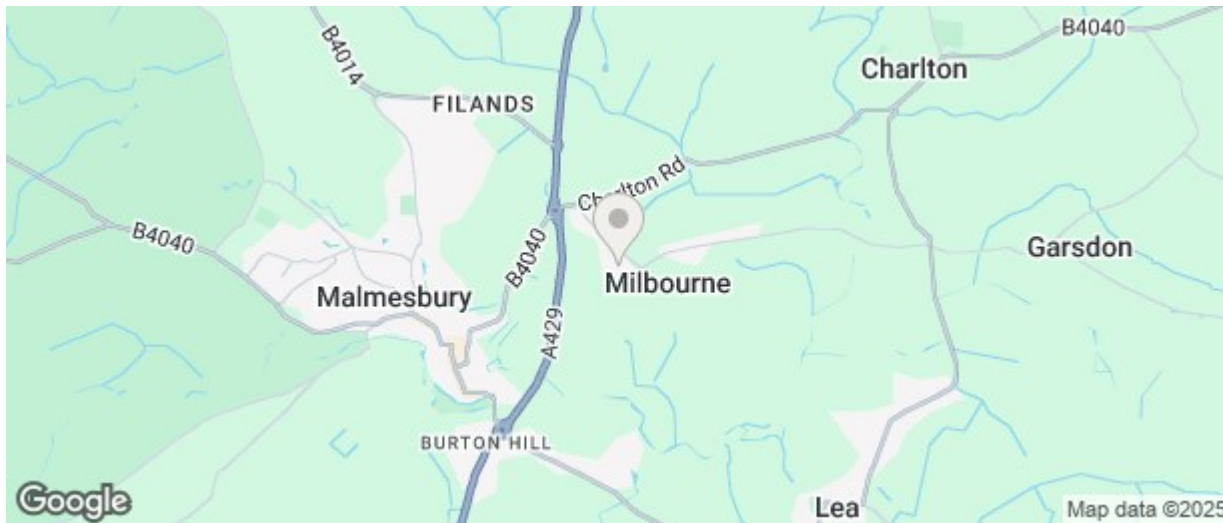
Approximate total area[®]
1030.3 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	70	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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