

12 Barrington Court, Sutton Benger, Chippenham, Wiltshire, SN15 4TY

Modern house
2 double bedrooms
Living room with doors to garden
Well-fitted kitchen with Smeg appliances
Bathroom and downstairs WC
South-facing garden
Private parking
EPC rating B

Part of an excellent 2014 village development
Walking distance to amenities



01666 840 886
jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Price Guide: £285,000

Approximately 668 sq.ft

‘Forming part of this popular village development close to amenities, an end of terrace house with a sunny south-facing garden and private parking’



The Property

Situated in the pretty village of Sutton Benger, this modern end of terrace home was built by Redrow Homes in 2014 and offers beautifully appointed, cosy accommodation with high performance double glazing and an excellent EPC rating B. Extending to around 668 sq.ft, the accommodation is well-presented and benefits from built-in storage throughout. The ground floor entrance hall is open to the front kitchen which is fitted with Smeg appliances including a dishwasher, oven, microwave, hob and fridge/freezer. The good-sized reception room has sliding doors opening to the sunny garden. There is a downstairs WC and a useful cupboard which houses the washing machine. Upstairs, there are two double bedrooms

and the bathroom which has a shower over the bath.

In front of the property, there is private driveway parking for 2 cars. The rear garden has a south-facing aspect and a pedestrian side gate. The garden has been landscaped with a lawn, patio terrace and is fully enclosed with timber fencing.

Situation

Barrington Court is part of village development located in the sought after North Wiltshire village of Sutton Benger and is pleasantly laid out with a mixture of stylish homes, large open spaces and greens. Sutton Benger has two pubs, a post office store, restaurant and popular primary school. Nearby Chippenham is

less than 10 minutes drive away and has further facilities including mainline railway station, Secondary schooling, town centre leisure centre and shopping, as well as a range of other amenities. Sutton Benger is ideally located for the commuter, only 5 minutes away from Junction 17 of the M4 to provide excellent access to Bath, Bristol, Swindon and London.

Required Information

We understand the property is Freehold with oil fired central heating, mains drainage, water and electricity. Ultra fast broadband is available and there are some limitations on mobile phone coverage. Please check the Ofcom mobile and broadband checker website for more

information. Wiltshire Council Tax Band C. There is an annual service charge of £284 (2023-2024) contributing to the maintenance of the communal areas within the development.

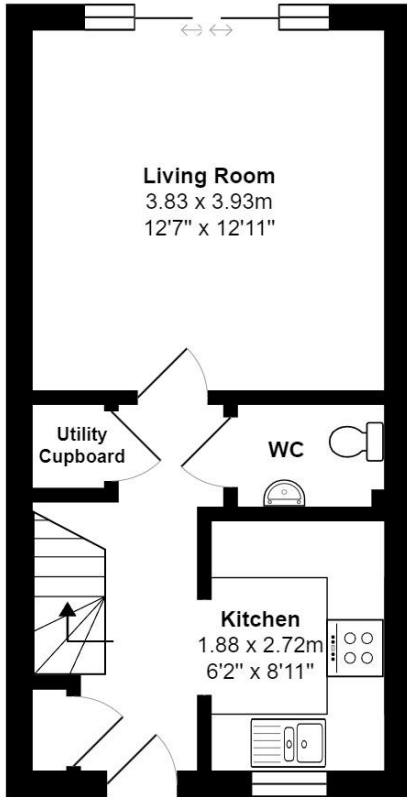
Directions

From the M4 (Junction 17) take the B4122 signed for Sutton Benger. After 1.5 miles, turn left onto the B4069 and continue into the village of Sutton Benger and take the second left into Heath Avenue. Take the first right passing the Green and then the second left into Barrington Court. Bear right and locate the house on the right hand side.

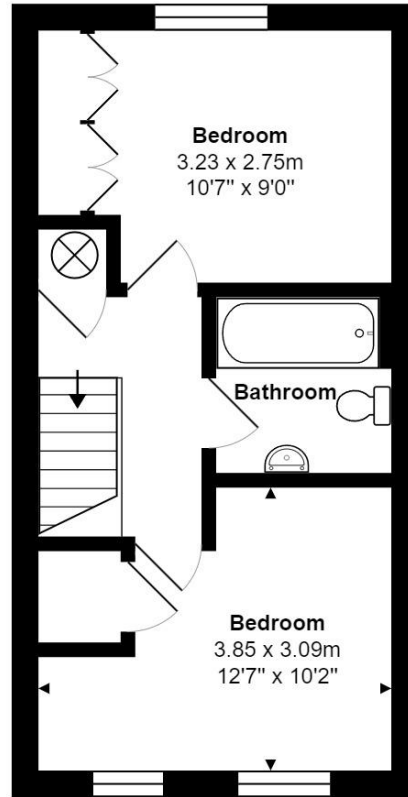
Postcode SN15 4TY

What3words: ///monitors.spearing.reheat





Ground Floor



First Floor

Total Area: 62.0 m² ... 668 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		100
(81-91) B	86	
(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	

James Pyle Holdings Ltd and any parties they are acting for hereby give notice that these details are for guidance only and cannot guarantee accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. James Pyle Holdings Ltd will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. James Pyle & Co is a trading name of James Pyle Holdings Ltd, registered in England & Wales. Registered number 10927906

COTSWOLD & COUNTY (HEAD OFFICE)

The Barn, Swan Barton, Sherston SN16 0LJ

01666 840 886 or 01452 812 054

LONDON (ASSOCIATE OFFICE)

121 Park Lane, Mayfair W1k 7AG

0207 0791 577