



15a Sir Bernard Loyell Road, Malmesbury, Wiltshire, SN16 9FN

Modern townhouse
4 bedrooms
Bathroom and en-suite
Kitchen/dining room
Living room with Juliet balcony
Off-street parking for 3 cars
Low maintenance garden

Edge of town position with countryside walks



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £385,000

Approximately 1,240 sq.ft excluding carport



‘Positioned on the edge of town with a host of countryside walks available from the doorstep, this modern townhouse offers 4 bedroom accommodation, off-street parking for 3 cars and low maintenance garden’

The Property

This terraced modern townhouse is situated within an exclusive riverside development on the rural edge of Malmesbury with direct access to countryside walks yet also located within walking distance to town amenities. Built in 2017, the property offers accommodation to around 1,240 sq.ft. spanning over three floors. The ground floor opens to an entrance hall with WC off leading to the kitchen/dining room arranged to the rear with double doors connecting to the garden. On the first floor, there is a townhouse style living room with a Juliet balcony alongside the principal bedroom accompanied by an en-suite shower room. There are three further bedrooms on the top floor and the family bathroom. Off-street parking is available for 2 cars over the front driveway in

addition to the carport providing a third space. The enclosed garden is laid for easy low maintenance and has rear access.

Situation

Malmesbury is an ancient hilltop town situated on the southern edge of The Cotswolds. Traditionally a market town serving the rural area of North West Wiltshire, the town is reputed to be the oldest borough in England created by Charter in 880 AD by Alfred the Great. Today, the High Street has numerous independent shops, pubs and restaurants including a new Aldi, Waitrose store and a regular weekly Farmer's market whilst the town has excellent choice of both primary and secondary schools and good recreational and leisure facilities. The M4 motorway (J17) to the south provides fast road access to the major employment

centres of Bristol and Swindon together with London and the West Country. Main line rail services are available from Chippenham and Kemble (Paddington in about 75 minutes).

Additional Information

The property is Freehold with mains gas central heating, mains drainage, water and electricity. There is an annual management fee of £180 which is managed by the residents contributing to insurance and a sinking fund. Ultrafast broadband is available and there are some limitations to mobile phone coverage. Information taken from the Ofcom mobile and broadband checker website, please check the website for more information. Wiltshire Council Tax Band D.

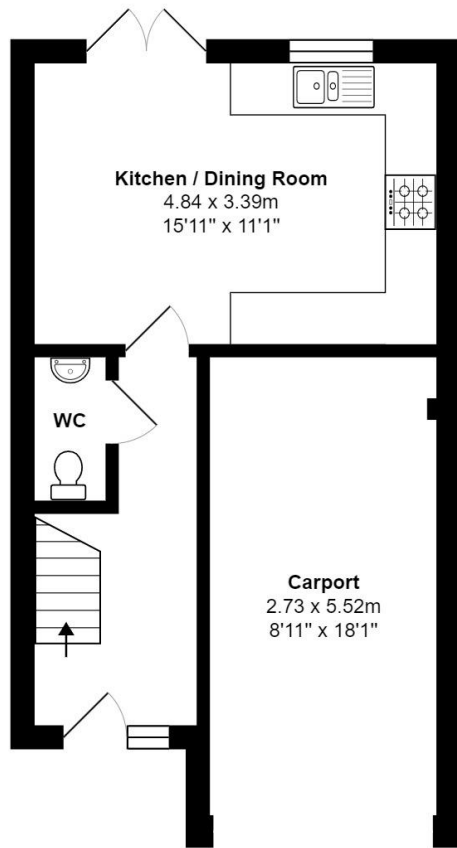
Directions

From the Waitrose roundabout, follow the B4042 towards Brinkworth. Take the last left hand turn into Sir Bernard Lovell Road and locate the property shortly afterwards on the left hand side.

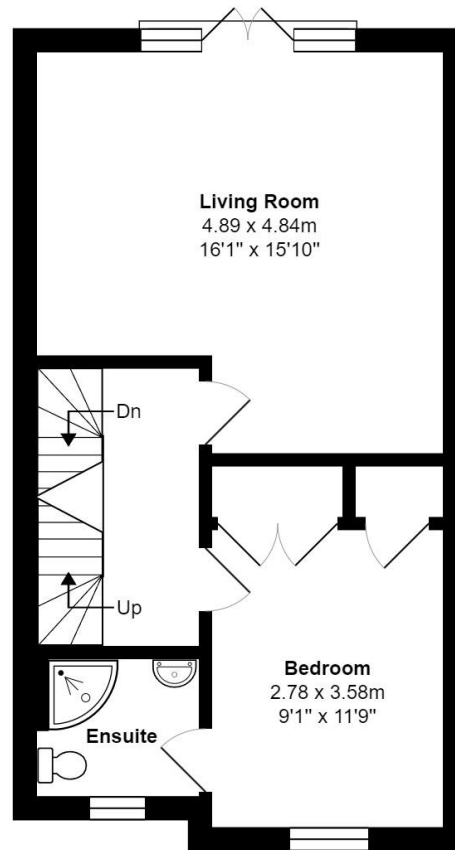
Postcode SN16 9FN

What3words: [///strapping.intruded.beard](https://www.what3words.com/strapping.intruded.beard)

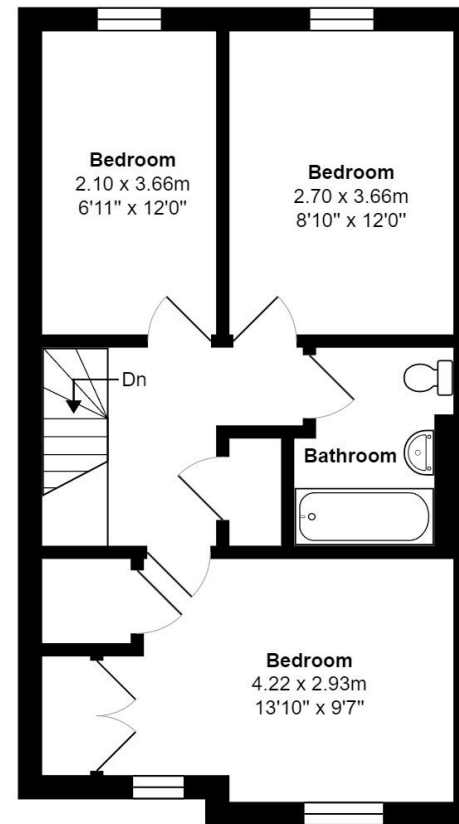




Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(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	

Total Area: 115.2 m² ... 1240 ft² (excluding carport)

All measurements are approximate and for display purposes only

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