





📍 50 Tedder Gardens, Bowerhill, Melksham, SN12 6WA

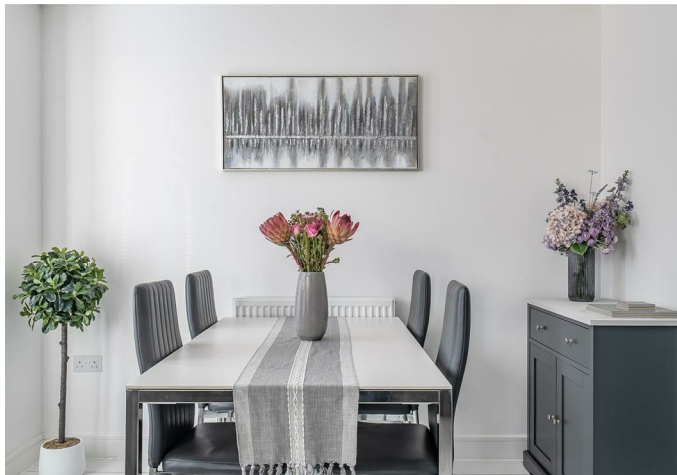
🏠 Guide Price £350,000

An immaculate well presented 3-bedroom detached family home with a study, set in a sought after and well-connected area of Melksham.

- Exceptional Family Home
- Three Double Bedrooms
- Additional First Floor Study / Nursery
- Stylish 14ft Open Plan Kitchen/Diner
- Light Sitting Room
- Contemporary Bathroom & En Suite Shower Room
- 19ft Integral Garage Offering Potential For Conversion
- Driveway Parking For 3 Cars + EV charger
- Private South Facing Garden
- Popular Area Of Town

🏡 Freehold

🏠 EPC Rating B





Located in the highly desirable area of Tedder Gardens in Bowerhill, Melksham, this modern detached house offers a perfect blend of comfort and contemporary living. The property currently has a good sized layout of 973sqft, but also boasts a large integral garage that offers potential for conversion to another reception room if so required. Outside there is a block paved driveway parking for 3 cars.

Built in 2021 and owned since new, the current owners present the house beautifully with elegantly decorated rooms. A cosy sitting room leads through to a delightful 14ft open plan kitchen/dining room with large ceramic floor tiles, light worktops and a good number of wall and base cupboards providing plenty of storage, and low level plinth lighting. The kitchen is well equipped with an integrated fridge/freezer, washing machine, built-in eye level oven and grill and 4 ring gas hob. There is also a useful downstairs cloakroom.

On the first floor, there are three good size double bedrooms complemented by a flexible work from home study or possible nursery/dressing room depending on your requirements. The principal bedroom has an en suite with a double width shower, and there is a sleek modern family bathroom to complete the layout. The 19ft long garage has light, power and a personal door to the rear garden. The garden is fully enclosed, south facing and enjoys a good amount of privacy. It is mainly laid to lawn with an extended patio sun terrace ideal for al fresco eating and entertaining.

#### **Situation**

Melksham is a former market town which has a variety of shopping, a number of large supermarkets, good leisure facilities and schools. Situated only c.12 miles south of the M4 motorway, Melksham has good bus routes, road and rail links. The Georgian city of Bath, (c.11 miles) and the ever-expanding town of Chippenham (c.6 miles) offer a comprehensive range of facilities and access to the M4 Motorway via junctions 17 and 18 respectively and mainline rail links to Bristol, Swindon and London Paddington.

#### **Property Information**

Services: All mains services are connected including gas fired central heating.

Council Tax: Band D.

Cat 5 cables into every room (fitted by Taylor Wimpey).

EV charging pod.

Agents Note: 'Remus' manage the road and the grass areas on the estate. Costs around £150 a year.



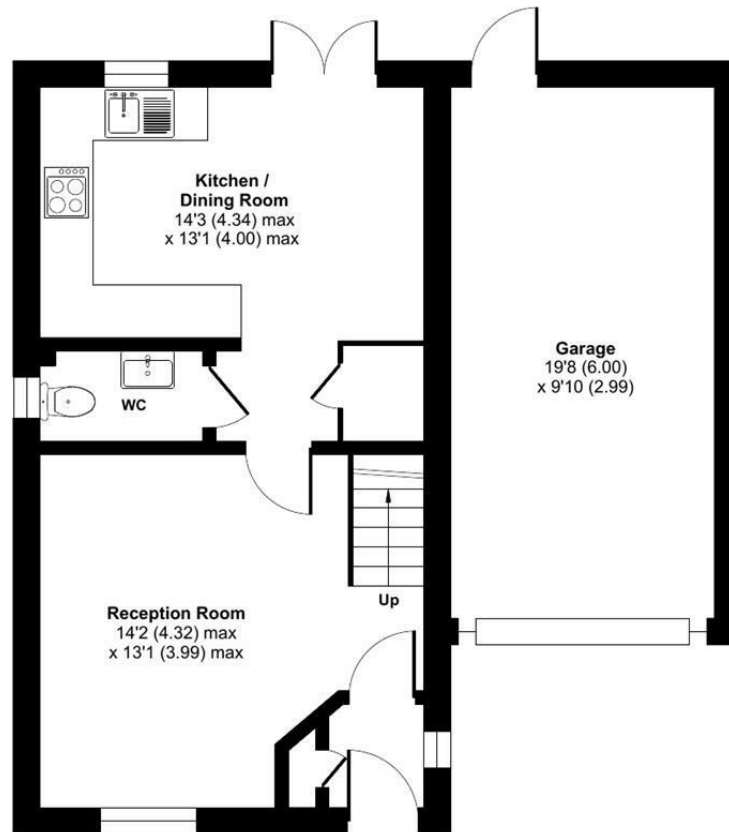
# Tedder Gardens, Bowerhill, Melksham, SN12

Approximate Area = 973 sq ft / 90.3 sq m

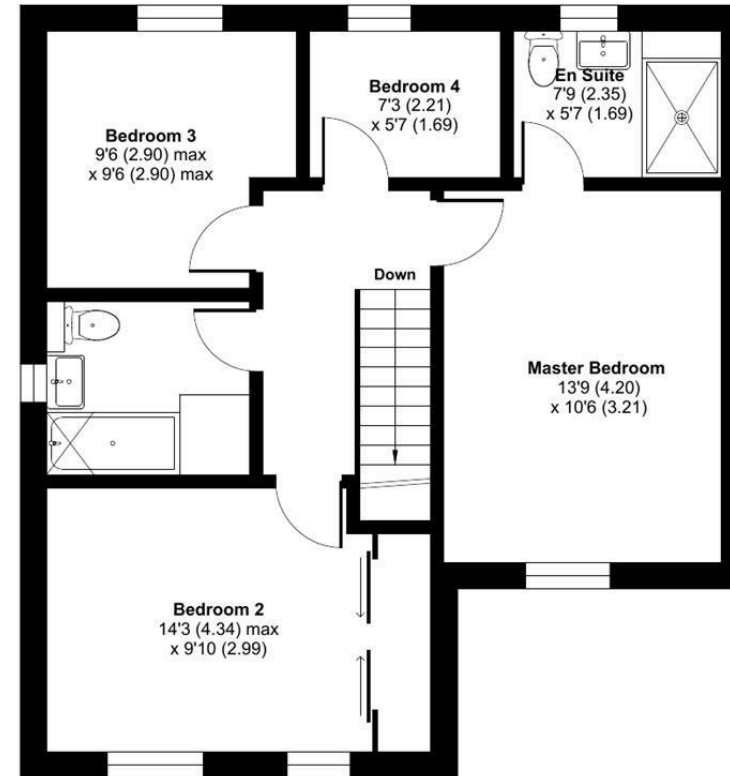
Garage = 194 sq ft / 18 sq m

Total = 1167 sq ft / 108.3 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). © nitchecom 2026. Produced for Strakers. REF: 1396704

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