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29 Elm Hayes, Corsham, Wiltshire, SN13 9JW

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⑨ 29 Elm Hayes, Corsham, Wiltshire, SN13 9JW

⌚ Offers In Excess Of £325,000

A very versatile family home which is currently configured as a 3 bedroom property with a 1 bedroom self contained annex with the potential to create a wonderful 4 bedroom end of terrace family home.

- 3 Bedroom Family Home with Separate Self Contained One Bedroom Annex
- Potential To convert To A 4 Bedroom End Of Terrace With Two Receptions
- Gas Central Heating
- Double Glazed Throughout
- Private And Enclosed Rear Gardens
- Off Road Parking For 3 Cars

❖ Freehold

⑩ EPC Rating D



A very versatile family home which is currently configured as a 3 bedroom property with a 1 bedroom self contained annex with the potential to create a wonderful 4 bedroom end of terrace family home. Extended by the current owners the main accommodation has a door into the open plan kitchen dining room which also has a door to the living room and stairs rising to the first floor landing. The well presented kitchen is superbly equipped with a built in microwave, cooker with separate electric hob, fridge/freezer, dishwasher and tumble dryer in addition to a useful additional under stairs storage cupboard. The living room has dual aspect windows to the front and rear, feature fireplace with an inset gas fire and a door to the annex. To the first floor is a 4 piece bathroom suite, two double bedrooms, the main with an over stairs storage cupboard and a single to the rear with sliding door. The annex has access from the main house as well as the front and rear doors and is to the ground floor open plan, the living room to the front and the kitchen to the rear. Stairs rise from the living room to a small landing with the bathroom and bedroom off, the bedroom situated at the front. The property benefits double glazing throughout and is warmed by a mains gas fired central heating system and will come with fitted internal blinds to the front. Externally the front is laid to block paving and will easily accommodate three cars. The rear is private and enclosed by fencing and accessed from both properties onto the large patio which in turn leads to the lawn. There is a large bespoke shed for all gardening tools and general storage with power and light. The shed is sizeable enough to use for more than just storage. Subject to planning this superb property could be turned into one house which would make it a sizeable four bedroom end of terrace home with two good sized reception rooms and two bathrooms.

#### Situation

Every facility in Corsham is within a ten to fifteen minute walk including the primary school, secondary school, sports center, library, the arts center and cricket club (each of which have children's activities), the picturesque high street with its variety of interesting shops, cafes, public houses and Corsham Court with its lovely grounds. More comprehensive shopping and leisure facilities are available in The World Heritage City of Bath within about nine miles which has a mainline railway station with fast access to London (Paddington) as does nearby Chippenham which is within about 4 miles. Junctions 16 and 17 of the M4 motorway are within easy reach and commuting distance of Bristol, Swindon and London.

#### Property information

Gas Central Heating

Mains Services

Council Tax Band: C

E.P.C Rating: D

Freehold



## Ground Floor

Main area: approx. 39.1 sq. metres (421.4 sq. feet)  
Plus annex, approx. 19.6 sq. metres (211.1 sq. feet)



## First Floor

Main area: approx. 35.5 sq. metres (382.3 sq. feet)  
Plus annex, approx. 19.6 sq. metres (211.1 sq. feet)



Main area: Approx. 74.7 sq. metres (803.7 sq. feet)

Plus annex, approx. 39.2 sq. metres (422.1 sq. feet)

**Disclaimer** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.