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46 Westwells, Neston, Corsham, Wiltshire, SN13 9RQ

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⑨ 46 Westwells, Neston, Corsham, Wiltshire, SN13 9RQ

⌚ Asking Price £270,000

Beautifully Refurbished to a Very High Standard is this Period 2 Double Bedroom First Floor Apartment located in the village of Westwells/Neston on the outskirts of Corsham.

- 2 Bedroom First Floor Stunning Apartment
- Beautifully Renovated Throughout
- Very High Standard & Attention to Detail
- New Electrical Heating System
- New Contemporary Kitchen & Shower Room
- 2 Double Bedrooms
- Wealth of Character & Charm
- Enclosed Private Garden
- No Onward Chain With Early Viewing Advised

❖ Share of Freehold

⑩ EPC Rating C



Located in the small village of Westwells/Neston on the outskirts of Corsham is this Beautifully Presented 2-bedroom first-floor Apartment. The property has been refurbished with great attention to detail, maintaining a wealth of character and charm while embracing all the modern benefits one would want to enjoy in today's living. The apartment is to be sold with a new 999 year lease and share of freehold

The living accommodation includes a communal entrance hall with stairs to the two first-floor apartments. As you enter the apartment, you are led into a large welcoming entrance hall with high ceilings and beautiful solid oak flooring, plus ample storage via a large storage cupboard. There is an opening that leads into the beautifully fully fitted kitchen, having a continuation of the oak flooring plus a newly installed shaker-style contemporary kitchen with quartz worktops and several integrated appliances, which include a washer dryer, dishwasher, fridge freezer and an electric oven and hob, plus a west-facing aspect to the front. The living/dining room is of pure delight with loads of natural light due to having dual aspects facing both south and west along with high ceilings, engineered oak flooring, plus a beautiful feature stone fireplace with a contemporary wood-burning stove having been installed. Moving upstairs, there are two double bedrooms plus the newly installed shower room that maintains the same neutral contemporary theme of the apartment.

Moving outside the apartment has a private enclosed garden to the rear of the property laid to lawn. To fully appreciate all that this apartment has to offer, along with the level of attention that has been shown, we would advise an early internal viewing. The property is brought to the market with No Onward Chain

#### **Situation**

Westwells / Neston is a popular village on the outskirts of Corsham with country walks close by. Neston has a good community spirit and boasts excellent primary school, pre school, village hall, church and chapel and the welcoming Neston Country Inn which is easily walkable to and from the property. Two miles to the north the market town of Corsham which has a 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**

Newly Renovated

Mains Services

Electric Heating

Council Tax Band: B

Grade II Listed

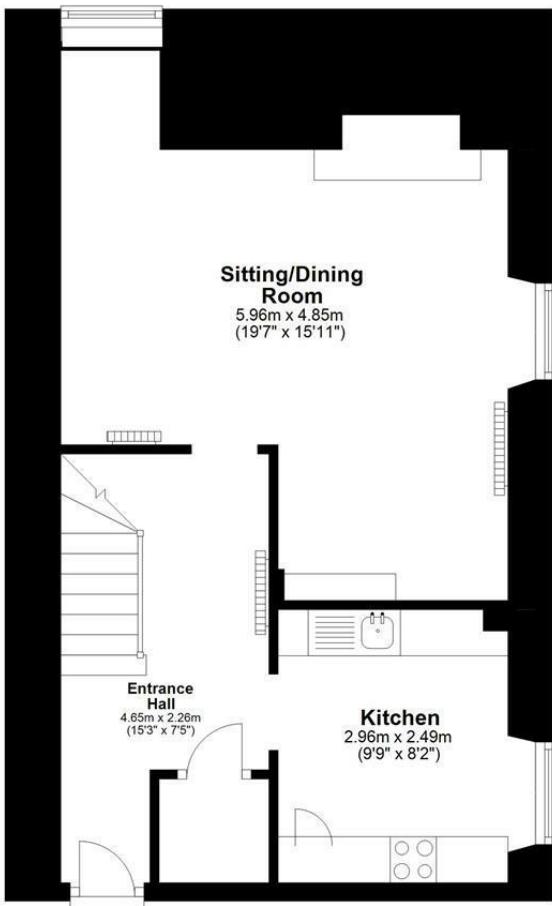
E.P.C Band C

No Onward Chain



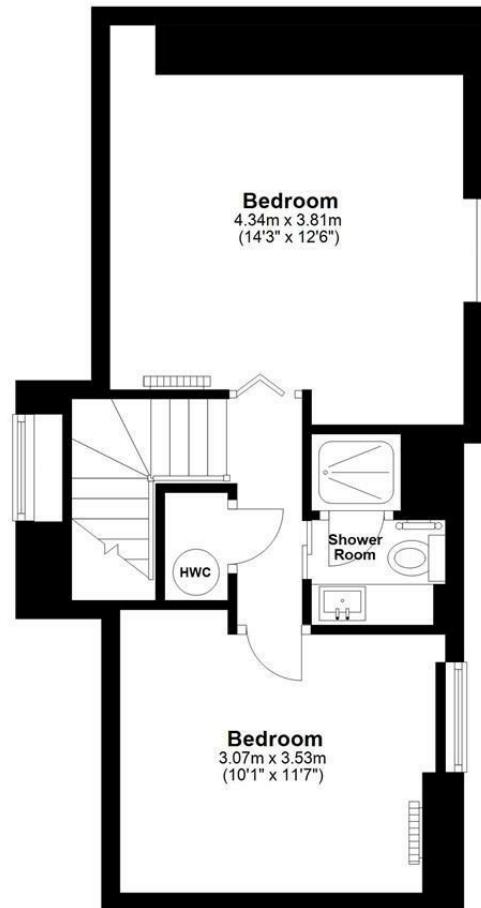
## Ground Floor

Approx. 44.7 sq. metres (481.6 sq. feet)



## First Floor

Approx. 36.3 sq. metres (390.6 sq. feet)



Total area: approx. 81.0 sq. metres (872.3 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 firm's 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.

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