



Restrop View, Purton, SN5 4DG

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- No Onward Chain
- Conservatory
- Kitchen/Breakfast Room
- Three Double Bedrooms
- uPVC Double Glazing
- Three Bedroom Detached House
- Three Reception Rooms
- Utility Room
- Private Rear Garden
- Oil Fired Central Heating

# 40 Restrop View Purton, SN5 4DG

£385,000

Situated within a popular location within the village of Purton and offered to the market with no onward chain, this well-presented home enjoys a generous, non-overlooked rear garden along with driveway parking to the front for at least two vehicles and useful side access.

The accommodation is thoughtfully arranged, beginning with an entrance porch that opens into an impressive sitting room, creating a welcoming central hub to the home. A separate dining room flows seamlessly into a brick-based conservatory, providing an ideal space for entertaining or enjoying views over the garden. The kitchen/breakfast room is accessed from the living space and is complemented by a separate utility room, which in turn offers internal access to the attached garage as well as a door leading out to the rear garden.

To the first floor, the property continues to impress with three well-proportioned double bedrooms, a large family bathroom and the added convenience of a separate W.C.

Externally, the rear garden offers a good degree of privacy, making it a pleasant space to relax or entertain, while the frontage provides ample parking and access to the garage.

For more information or to arrange a viewing, contact Alan Hawkins Property Sales today.



## Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

## Council Tax: Wiltshire Council

Tax Band E For information on tax banding and rates, please call Wiltshire Council

## Tenure

Freehold

Flood Risk: Very Low (Environmental Agency)  
Internet Speeds: Up to 1000 mbps (Ofcom)  
Heating: Oil  
Water + Waste: Mains  
Electric: Mains

TBC

## Energy Efficiency Rating (England & Wales)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

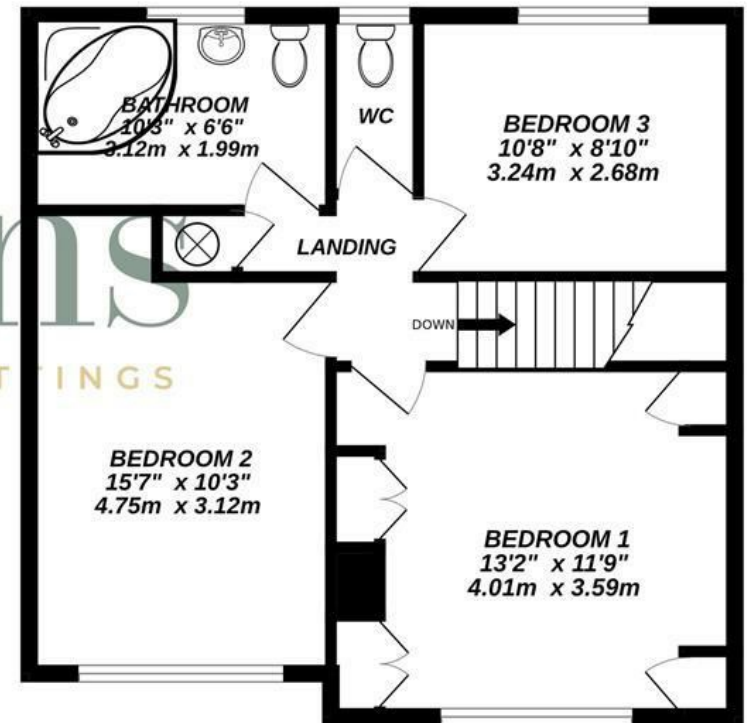
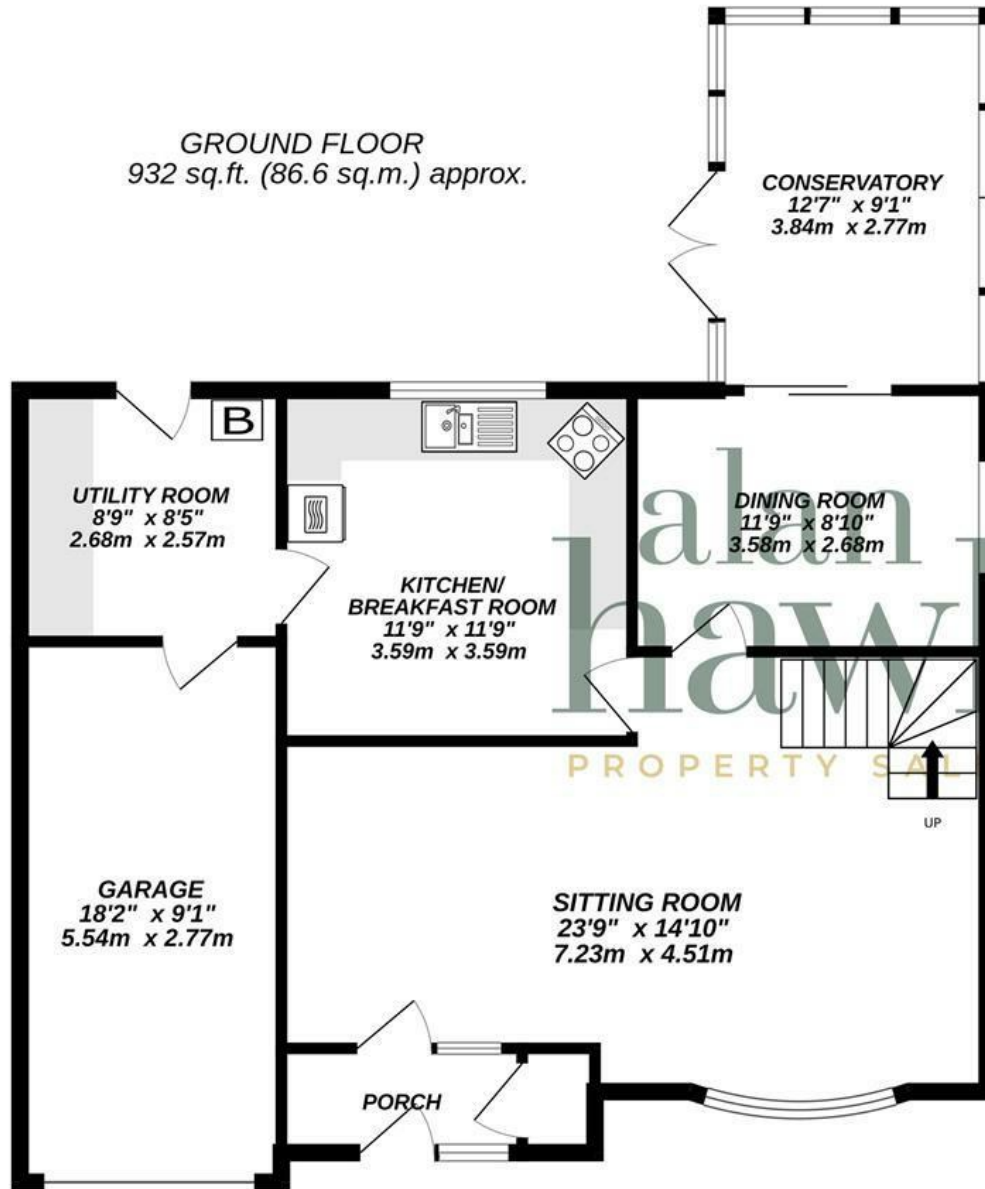






**GROUND FLOOR**  
932 sq.ft. (86.6 sq.m.) approx.

**1ST FLOOR**  
541 sq.ft. (50.3 sq.m.) approx.



**TOTAL FLOOR AREA : 1473 sq.ft. (136.8 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Alan Hawkins

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