



48d High Street, Marshfield, SN14 8LP
 Approx. Gross Internal Area
 1,248 sq ft - 116 sq m



KEY
 Kitchen
 Living Area
 Bedroom
 Bathroom
 Storage

Zest, 1a Mile End, London Road, Bath, BA1 6PT
 happytohelp@zestlovesproperty.com
 01225 481010

VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

DISCLAIMER: All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only - they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.

ZEST ESTATE AGENTS

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**HIGH STREET,
 MARSHFIELD SN14 8LP**
 3 BEDROOM FLAT

**GUIDE PRICE
 £350,000**

- Spacious Grade II listed three bedroom apartment in Marshfield
- Two double bedrooms, one with en-suite, single bedroom, family bathroom and office space
- Convenient high street location, ideal for investment
- Located on second floor with modern kitchen, dining room, large living room
- Allocated off road parking for one vehicle within the rear car park, visitors parking, communal garden
- Leasehold, EPC rating C, Council tax band D



DESCRIPTION

A stunning Grade II listed apartment located on the High Street in the charming village of Marshfield. The property presents an excellent opportunity as either a stunning home or a sought-after investment, having been successfully rented for many years. This beautifully presented apartment boasts a light and airy living room, offering ample space for relaxation and a separate office area, ideal for working from home. The modern, well-equipped kitchen is both stylish and functional and there is a separate dining area overlooking the rear of the property. The apartment features two spacious double bedrooms, with the principal bedroom benefiting from an ensuite shower room. Additionally, there is a versatile single bedroom that can serve as an office or guest room. A family bathroom completes the accommodation. The apartment enjoys an abundance of natural light throughout, creating a welcoming and comfortable atmosphere. There is an allocated

off road parking space and multiple visitors spaces situated to the rear of property, as well as free parking at the front of the property, providing added convenience in this central village location.

MARSHFIELD

Marshfield was a prosperous Cotswold wool town and the high street is very picturesque with seventeenth, eighteenth and early nineteenth century homes. There are two very well regarded pubs in the High Street, the Catherine Wheel, and the Lord Nelson Inn and the pretty Sweetapples tea shop is worth a visit. There is also an interiors shop Vintage and Brown, post office, general shop and primary school. Marshfield offers very good access to the M4 and is located approximately 10 miles away from Chippenham railway station, which gives you access to London Paddington within 1 hour and 14 minutes. The World Heritage City of Bath is just 6 miles away also giving you access to wider selection of schools.

TENURE

