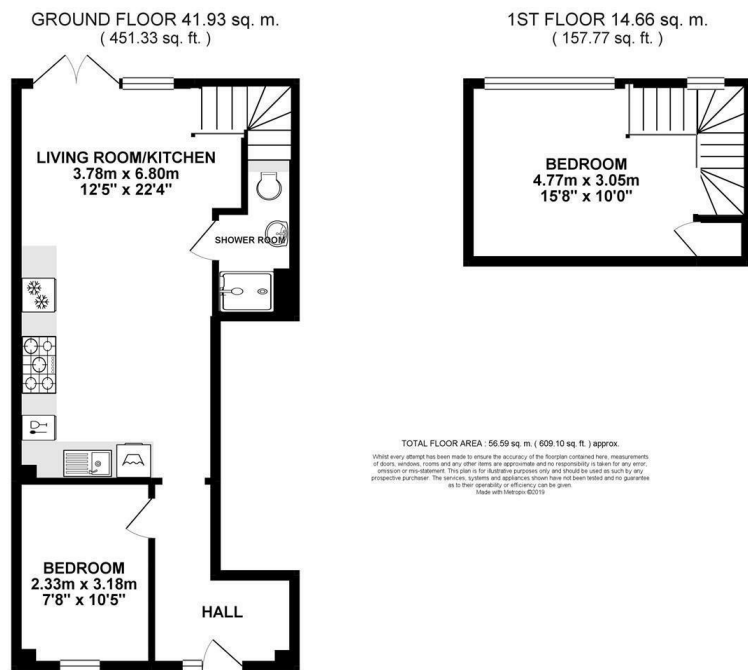


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Unless every panel 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 misstatement. This plan is for guidance 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 is given for their operability or efficiency under any load.

**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.

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**HOME BARNS,  
MARSHFIELD SN14 8JN**  
2 BEDROOM HOUSE

**GUIDE PRICE  
£270,000**

- Two bedroom semi-detached property
- Private rear garden
- No onward chain
- Open plan living with well equipped kitchen and lounge
- Allocated parking for two cars and separate electric chargers available
- Leasehold, Council tax band C, EPC rating C



## DESCRIPTION

On the ground floor the property is entered into a welcoming hallway, giving access to a modern fitted kitchen/dining/living area with french doors opening onto an external patio and garden. On the ground floor you will also find the second bedroom and shower room. On the first floor is a master bedroom with pleasant views overlooking the garden. The property includes two allocated parking spaces within a communal gated entrance. Residents benefit from the use of the beautiful communal gardens with rural views, a bike & bin store and meeting room with kitchenette and cloakroom which offers someone the ability to work from home. There are also two electric car chargers available for use.

## 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, butcher, 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

Leasehold  
999 lease - 982 years remaining  
Management charge - £392.02 per quarter (includes insurance)  
Home Barns Management Company Ltd  
Subject to change

