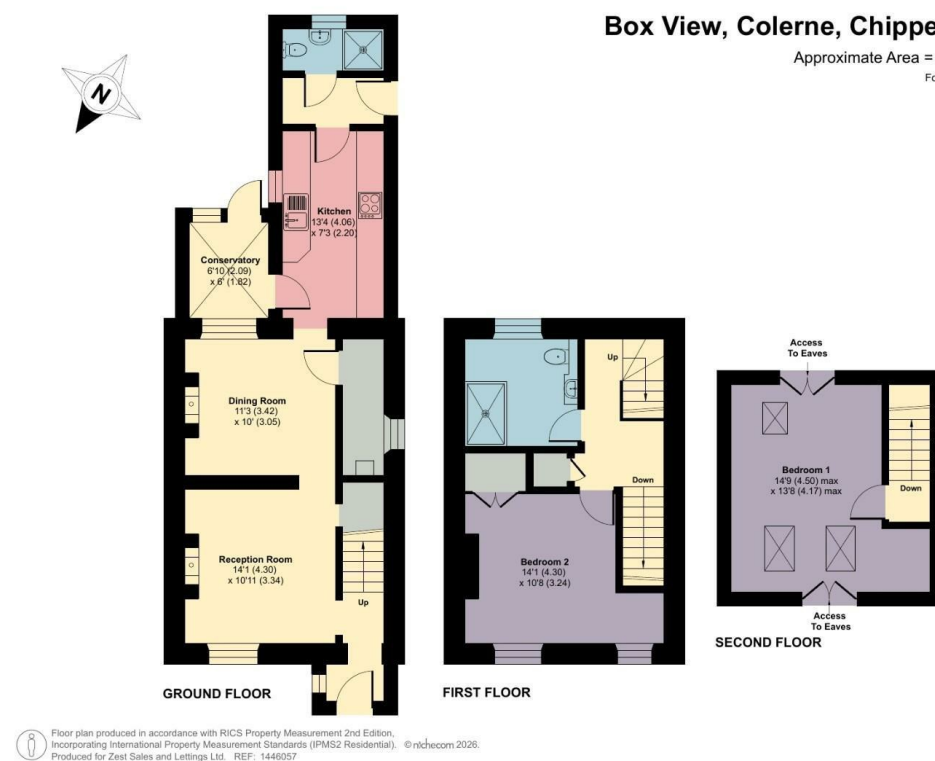


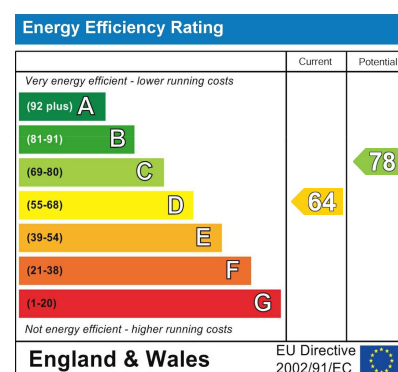
Box View, Colerne, Chippenham, SN14

Approximate Area = 1053 sq ft / 97.8 sq m
For identification only - Not to scale

FLOOR PLAN:



EPC CHART:



ZEST PROPERTY SERVICES

1 a Mile End
London road
Bath
Ba1 6pt

T: 01225 48 10 10
E: happytohelp@zestlovesproperty.com



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.

5, Box View, Chippenham, SN14 8DH

2 Bedroom House

Offers in excess of
£500,000

- Pretty two bedroom end of terrace property
- Double bedroom, bathroom with walk in shower, attic bedroom with stunning views
- Off road parking for up to three vehicles. No onward chain
- Living room with log burner, dining room, kitchen, utility room and shower room
- Beautiful front garden and rear patio garden
- Freehold, EPC rating D, Council tax band C

DETAILS

A charming three-bedroom end-of-terrace home in the heart of Coleme, featuring a cosy living room with log burner, a modern kitchen with exposed beams, and spacious bedrooms including one with stunning countryside views. The property also offers a utility room, private rear patio garden, and off-road parking for up to three vehicles. No onward chain.





DESCRIPTION

A beautifully presented two-bedroom end-of-terrace home, ideally situated in the heart of the charming village of Coleme. The property has been sympathetically updated throughout and features a welcoming living room with a cosy log burner, a separate dining room featuring another log burner, and a well-appointed kitchen complete with modern appliances and striking exposed beams. A useful utility room provides additional convenience and leads out to the rear garden, alongside a separate shower room on the ground floor. Upstairs, you'll find a spacious double bedroom and a well-sized bathroom with a walk-in shower.

The top floor offers a further generous bedroom, enjoying stunning far-reaching countryside views. Externally, the property benefits from a pretty front garden, side access to a private rear patio garden, and off-road allocated parking for up to three vehicles. The property is offered with no onward chain.

LOCATION

Situated in the sought-after village of Coleme on the southern edge of the Cotswolds, the location offers a charming rural setting with far-reaching countryside views. The village provides a range of local amenities including a shop, primary school, and traditional

pubs, while enjoying a strong sense of community. Coleme is conveniently positioned within easy reach of the historic city of Bath and the market town of Chippenham, the latter offering mainline rail services to London Paddington. The city of Bristol is also accessible, providing a wide range of shopping, leisure, and employment opportunities. The area combines the appeal of countryside living with excellent connectivity, making it ideal for commuters and those seeking a quieter pace of life.