

# BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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## 10 Hanks Close, Malmesbury

Price Guide £410,000

A detached bungalow (688 sq ft) with garage and parking, refurbished throughout by the current owners.

2 double bedrooms, bathroom with shower over the bath. Hall, sitting room, kitchen, new conservatory, summer house. Gardens front and rear.



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## The Property

This detached bungalow has elevations of reconstituted stone and was built some 30 years ago. It benefits from an east-west orientation making it light and airy. A new UPVC double glazed conservatory has been added to the rear. At the side is a detached garage, with a useful covered storage area to the rear, ideal for wheelie bins and the like.

The current owners have refurbished the property throughout to a good standard. Improvements include a new boiler with replacement radiators, a new consumer unit, new fitted kitchen, updating of the bathroom, with the addition of a mains shower over the bath. All the windows and doors have also been replaced with UPVC double glazed units and the block paved driveway has been extended providing ample off road parking.

## Outside

The garage has an electric up and over door, door to garden, power and light. There is gated side access to the rear garden which is chiefly lawned with paved terrace and shrub borders. A summerhouse has been built, with power and light, ideal for studio or home working. There is also a separate wooden shed for garden tools.

## General

All mains are connected. The gas combination boiler in the airing cupboard provides central heating and hot water. Council Tax Band, C - £2,227.77 payable for 2025/26. EPC rating C -72.

## Malmesbury

Reported to be England's oldest borough, dating from around 880AD, Malmesbury is a vibrant market town. Home to a stunning 12th century Abbey, a 15th century Market Cross and a charming High Street with unique, independent shops. There are lovely walks along the beautiful River Avon, fabulous cafes, restaurants, pubs and the oldest Hotel in England. It has a Waitrose supermarket, a regular farmers' market, a library, museum, leisure centre with pool, two primary schools and a 'High Performing Academy' secondary school. It is also home to the UK headquarters of Dyson. Nearby are the popular attractions of Westonbirt Arboretum and the Cotswold Water Park. The City of Bath is 23 miles to the south-west and J17 of the M4, 5 miles south, provides access to the area's major employment centres and there are trains to Paddington in just over an hour from Chippenham and Kemble. The nearest airport is at Bristol and London Heathrow is within easy reach along the M4.

## Directions to SN16 9UA

At the top of Malmesbury High Street bear left and continue past the Abbey to the Triangle. Here turn right and continue down Gloucester Road, over the roundabouts, and branch right onto Reeds Farm estate. Turn left into Webbs Way and take the third left onto Michael Pym's Road, and the third left into Hanks Close. Continue along bearing left and the property is on your left hand side.

Approx. Gross Internal House Area \*

63.92 M<sup>2</sup> - 688 Ft<sup>2</sup>

Approx. Gross Garage Area \*

13.01 M<sup>2</sup> - 140 Ft<sup>2</sup>

Approx. Gross Total Area \*

76.92 M<sup>2</sup> - 828 Ft<sup>2</sup>

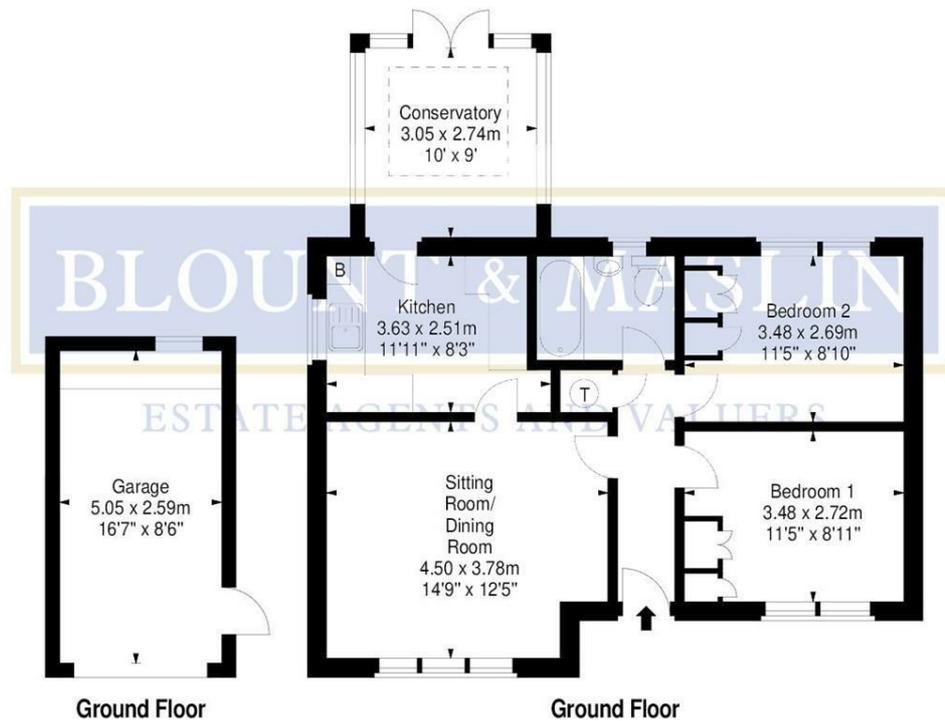


Illustration For Identification Purposes Only. Not To Scale

\* As Defined by RICS - Code of Measuring Practice