

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

50 High Street Malmesbury
Wiltshire SN16 9AT

Tel: 01666 825725

sales@blount-maslin.co.uk



31, The Maltings, Malmesbury

Price Guide £399,950

An individual town house (1367 sq ft) in a sought after riverside cul-de-sac, close to the town and open countryside.

3 bedrooms, 2 bath/shower rooms. Sitting room, kitchen, family/dining room, music/study room, further study. Terraced and landscaped rear garden, garage, private and visitors parking.



www.blount-maslin.co.uk



31 The Maltings, Malmesbury

The Property

This three storey townhouse was built in 1996 and occupies a sought-after location, close to both the town centre and open countryside. The garden has been landscaped and terraced on several levels with a number of seating areas. There is wood flooring to the ground floor and the study. The property enjoys an east-west orientation, making the accommodation light and airy.

The Accommodation

The front door leads into a hall with staircase off. There are cupboards under, including plumbing for a washing machine. Adjacent is the study/music room. On the left of the front door is a family/dining room with a corner fireplace and an opening leading through to the kitchen at the rear. This has a dual-fuel range cooker plus an integrated dishwasher and fridge. On the first floor there is a shower room at the front, a sitting room with a west facing balcony, and a bedroom at the rear with a vanity basin. The study next door has double doors to the garden. On the second floor landing is a cupboard with space for two stacking appliances. There is also access to the loft, which is part boarded with light and the boiler. There are two double bedrooms on this level, one with a built-in wardrobe and the family bathroom, which has built-in cupboards and a shower over the bath.

Outside

At the front is a block-paved private parking area and steps up to the front door. At the rear the garden has been landscaped and terraced on three levels with paved and decked several seating areas, together with shrub borders.

Garage

16'2" by 8'4" (4.93 by 2.54)

Situated a short walk from the house with double doors to front, power and light. Eaves storage space.

General

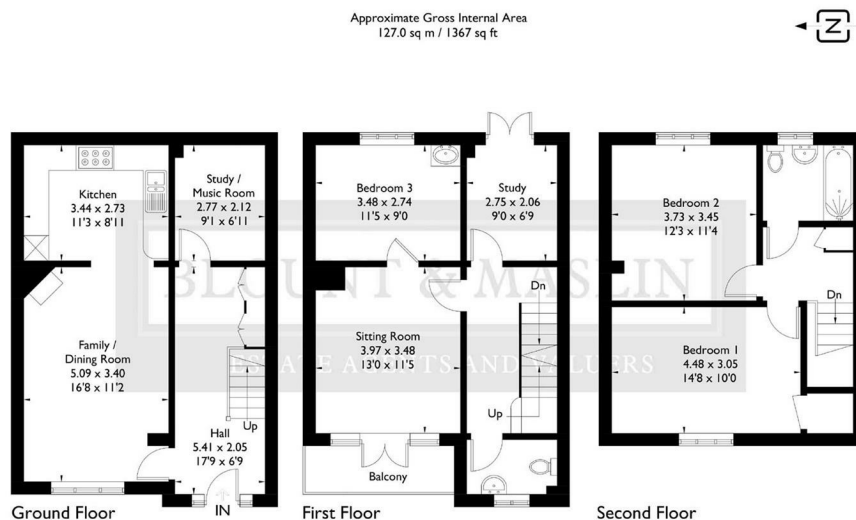
All mains connected. The gas combination boiler is in the loft. Council Tax Band E - £2,284.40 payable for 2018/19. EPC Band C- 74. Full report available on our website or paper copy on request. 'The Maltings' is a private road so there is a service charge of £240 per annum for maintenance of the communal areas and a sinking fund for road repairs. It also covers the electricity for the garage.

Location

Malmesbury lies close to the border of Wiltshire and Gloucestershire, 14 miles south of Cirencester and 10 miles north of Chippenham, with Swindon 16 miles to the east and Bath 24 miles to the west. It has a good selection of shops including a Waitrose supermarket, a regular farmers' market, a library, museum, leisure centre with pool, two primary schools and an Ofsted rated Outstanding secondary school. 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, Kemble and Swindon.

Directions to SN16 0RN

Proceed to the top of the High Street, bear left and continue to The Triangle. Here turn left onto the Sherston Road (B4040) and turn almost immediately left into Burnivale, which leads to The Maltings. No. 31 is towards the far end on your left.



FLOORPLANZ © 2018 0203 9056099 Ref: 217711
This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

While we take care to ensure the accuracy of our information the following points should be noted: All measurements and distances are approximate. No tests as to the condition or suitability of any services, fixtures or fittings have been carried out and intending purchasers must make their own enquiries. Fitted carpets, curtains and garden ornaments are excluded from the sale unless otherwise stated. Any plans and photographs are illustrative and do not imply such items are included in the sale. These particulars are issued on the understanding that all negotiations are conducted through Blount & Maslin. They are believed to be correct, but their accuracy is not guaranteed.