

# BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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## 8, Mere Avenue, Hullavington

## Offers Over £400,000

A detached bungalow (859 sq ft), occupying a good size plot, situated in this sought after village.

3 bedrooms, bathroom. Hall, sitting room, kitchen. Gardens to front and rear. Single garage, ample parking.

NO ONWARD CHAIN.



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# 8 Mere Avenue, Hullavington

## The Property

This detached bungalow occupies a good size plot with sizeable front and rear gardens. There is ample off road parking in front of the detached single garage. The oil fired boiler has been recently replaced and is located externally. UPVC double glazed windows are fitted throughout.

## The Accommodation

The front door opens into the hallway with two useful cupboards, one shelved and the other with hanging rail for cloaks. The dual aspect sitting room is located at the front of the property and benefits from a southerly aspect. The kitchen has a window and half glazed door to the side. It is fitted with a good range of wall and base units with laminated worktops. There is a built-in double oven, ceramic hob with extractor over. There is space for fridge freezer, washing machine and slimline dishwasher. There are two double bedrooms and a single, two of which have built-in wardrobes, the other having patio doors into the garden. The bathroom has a shower over the bath and built-in storage cupboards.

## Outside

Double gates open into the driveway which provides ample parking in front of the detached single garage. The front garden is a good size and is gravelled with a large paved area in front of the property. There is access to both sides to the enclosed rear garden. This is beautifully landscaped, chiefly laid to lawn, with paved seating area, well stocked flower and shrub borders. There is outside lighting to front and rear. External power and cold water tap. The oil tank is located adjacent to the rear wall of the garage and there is also a useful shed.

## General

Mains water, electricity and drainage are connected. There is no natural gas in the village. A water softener is installed and the external oil fired boiler supplies central heating and hot water. Council Tax Band D - £2,005.38 payable for 2022/23. EPC rating E - 47.

## Location

This popular village sits on the edge of the Cotswolds in an area of great natural beauty. It has a flourishing and welcoming community including a 12th century church, primary and nursery school, play area, well stocked village store with post office, garage, mobile hairdresser, public house and village hall. Hullavington has good bus links to a number of excellent secondary schools at both Malmesbury and Chippenham. More comprehensive amenities can be found in the market towns of Chippenham (7 miles) to the south or Malmesbury (5 miles) to the north. Fast trains operate from Chippenham to London Paddington in approximately one and a quarter hours, whilst convenient access to the M4 motorway junction 17 (3 miles south) provides fast access to Bath, Bristol, Reading and Swindon.

## Directions to SN14 6EW

From junction 17 of the M4 head north towards Malmesbury on the A429. Continue until the roundabout, adjacent to M4 karting, and take the left turning signposted to Hullavington. Turn left into the main street of the village and take the first right hand turning into Mere Avenue. The property can be found a short distance along, on the right hand side, denoted by our 'for sale' board.

