

# BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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## 2a Pool Gastons Road, Malmesbury

Price Guide £475,000

A 3 bedroom detached bungalow (1283 sq ft) with scope for improvement

Entrance hall, sitting room, dining room, kitchen. Master bedroom with en-suite, 2 further double bedrooms, family bathroom, WC. Garage, workshop with WC, generous gardens, off-road parking.

CHAIN FREE





# 2a Pool Gastons Road, Malmesbury

## The Property

Enjoyed by the same family for many years, this bungalow presents a fantastic opportunity for buyers seeking space, privacy, and scope to modernise. Set back from the road, the property benefits from ample off-road parking and a single garage. The generous gardens further enhance its appeal, offering a peaceful setting with a variety of mature fruit trees to the rear. Internally, the accommodation is well-proportioned and versatile. An entrance hall provides access to a large, easily accessible loft space with a roof window, offering excellent potential for conversion (subject to permissions). The sitting room features an open fireplace, while a separate dining room and spacious kitchen provide ample room for family living and entertaining. There are three double bedrooms, including one with an en-suite wheelchair-accessible shower room. A family bathroom and separate cloakroom complete the accommodation. Ideally located within walking distance of the town centre and schools and conveniently positioned on a bus route. Additionally, planning permission is currently in place to create two new dwellings (Wiltshire Council Planning Application: PL/2024/07298), offering further development potential.

## General

All mains connected. Council Tax Band C - £2,339.76 payable for 2026/27.  
EPC rating band D - 56.

## 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 0DG

At the top of the High Street, bear left and continue past the Abbey to the Triangle. Turn right and proceed down Gloucester Road to the mini roundabout. Turn left into Park Road, continue past Willow View Close on the left and take the next left into St Aldhelms Road. Proceed up the hill and take the 3rd right turn into Pool Gastons Road. The bungalow is a short distance down the road and on the left, denoted by our For Sale board.

