

# BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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## 18 West Street, Malmesbury

Price Guide £439,950

A spacious and newly refurbished cottage (1127 sq ft) in a popular street, not far from the town centre with a private allocated parking space.

3 double bedrooms, study/bedroom 4, bathroom and shower room.  
Large sitting room, dining area, kitchen and conservatory.  
West facing garden, private parking.  
NO ONWARD CHAIN



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# 18 West Street, Malmesbury

## The Property

Located in this popular and sought after street, this chiefly stone built cottage was de-listed, rebuilt and extended in the 1970's when the street underwent major redevelopment. It has the rare benefit of an allocated parking space at the rear, part of the property title, and a low maintenance west facing rear garden. The cottage has just been updated throughout including a misting system to meet current building regulations. The large sitting room is a particular feature and there are new bathrooms and new floor coverings throughout.

## The Accommodation

The front door leads into a good size sitting room with stairs off to the first floor. Under the stairs there is space for a desk and on the far wall is a fireplace with a gas coal fire, attractive surround and extensive built-in bookshelves and cupboards. Leading off in an open-plan style is the dining area, overlooking the garden. This opens into the kitchen, adding to the feeling of space. This kitchen has a range of wall and base units including a built-in electric double oven, hob and hood plus a free-standing upright fridge/freezer. There is plumbing for a washing machine and a dishwasher. At the rear is a chiefly UPVC conservatory with a new shower room off. On the first floor, the new family bathroom has a shower over the bath and a vanity basin. There are two double bedrooms and a study/fourth bedroom, from which stairs lead to the large attic bedroom, with eaves cupboards and a large dormer window, providing excellent natural light.

## Outside

At the rear, the west facing garden has been landscaped with three connected circular paved areas, with raised beds, a pergola and a shed. A gate opens onto a parking and turning area where there is an allocated parking space for the cottage.

## General

All mains connected. The gas combination boiler is in a cupboard in the attic bedroom. Council Tax Band C - £1,661.38 payable for 2018/19. EPC rating Band C - 69. Full report available on our website or paper copy on request.

## 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 0AR

At the top of the High Street bear left and continue past the Abbey to the Triangle. Here turn left onto Bristol Street and first right into West Street.

Approximate Gross Internal Area = 104.7 sq m / 1127 sq ft

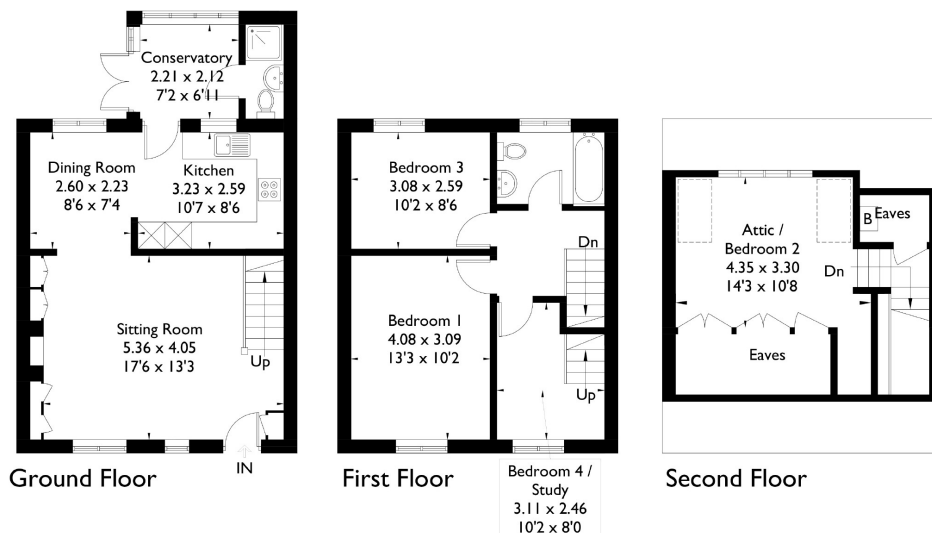


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