

# Your Full Internet details for your approval:

Please read through the following sections which highlight the text/bullet points/photographs/floorplans that will be used for the marketing of your property. If a section is correct please simply tick the box at the end of that section. If any amendments are required, please could you make them to the document and then tick the box to confirm that you are happy subject to those amendments having been made. Then please sign the document as advised to confirm you are willing for us to proceed with live marketing.

**Woodlands  
Flisteridge Road  
Upper Minety  
For auction Guide Price  
£595,000**



Text to be used as short description on brochure/online:

Please tick the box to confirm that you are happy with the text

Text to be used as bullets on brochure/online:

- Lot 08
- For Sale By Auction
- Thursday 14th September 2017 at The NSBRC, Swindon
- Detached Cottage
- In Need Of Modernisation
- Large Garden + Paddock
- Incredible Potential

Please tick the box to confirm that you are happy with the text

# Woodlands, Flisteridge Road, Upper Minety, SN16 9PS

## Text to be used within the brochure/online:

### Description

Attractive and spacious 4 bedroom cottage situated in a rural position with adjoining paddock. In need of modernisation. In total about 4.80 acres.

Lot 08

FOR SALE BY AUCTION

THURSDAY 14th SEPTEMBER 2017 at THE NSBRC, SWINDON

GUIDE PRICE £595,000+

### Situation

This small village is found to the north west of the larger village of Minety, situated on the Wiltshire/Gloucestershire border, just six miles from the historic town of Malmesbury, and seven miles from Cirencester with the larger centre of Swindon just ten miles away. In Minety the local amenities comprise a public house/restaurant, a highly regarded primary school, a mother and toddler group, a local squash club and a thriving rugby club with an excellent reputation. The Cotswold Water Park is also close by with a wide range of water sports available. Access to both junctions sixteen and seventeen of the M4 are also convenient proving road travel to London, Bath and Bristol. Regular bus services are available to and from Malmesbury. An intercity railway link to London Paddington is available from Kemble which is seven miles North West or from Swindon.

### Directions

From Malmesbury, take the B4040 east towards Cricklade and Minety. Drive through the village of Charlton and continue onwards towards Minety. Turn left before the village of Minety into Dog Trap Lane, and proceed to the T-junction turning left into the village of Upper Minety. Continue though the village onto Flisteridge Road where the property will be found on the left hand side denoted by our For Sale board.

### Services & Council Tax

**New room**

**New room**

**New room**

**New room**

**New room**

**New room**

**New room**

**New room**

Please tick the box to confirm that you are happy with the text

Old Bear House, 53 High Street, Malmesbury, Wiltshire, SN16 9AG Tel: 01666 829292 Fax: 01666 829411 Email: malmesbury@strakers.co.uk

**strakers.co.uk**

■ Chippenham ■ Marlborough ■ Royal Wootton Bassett ■ Swindon  
■ Corsham ■ Malmesbury ■ Devizes ■ North Swindon



# Woodlands, Flisteridge Road, Upper Minety, SN16 9PS



Please tick the box to confirm that you are happy with the photographs

Old Bear House, 53 High Street, Malmesbury, Wiltshire, SN16 9AG Tel: 01666 829292 Fax: 01666 829411 Email: malmesbury@strakers.co.uk

**strakers.co.uk**

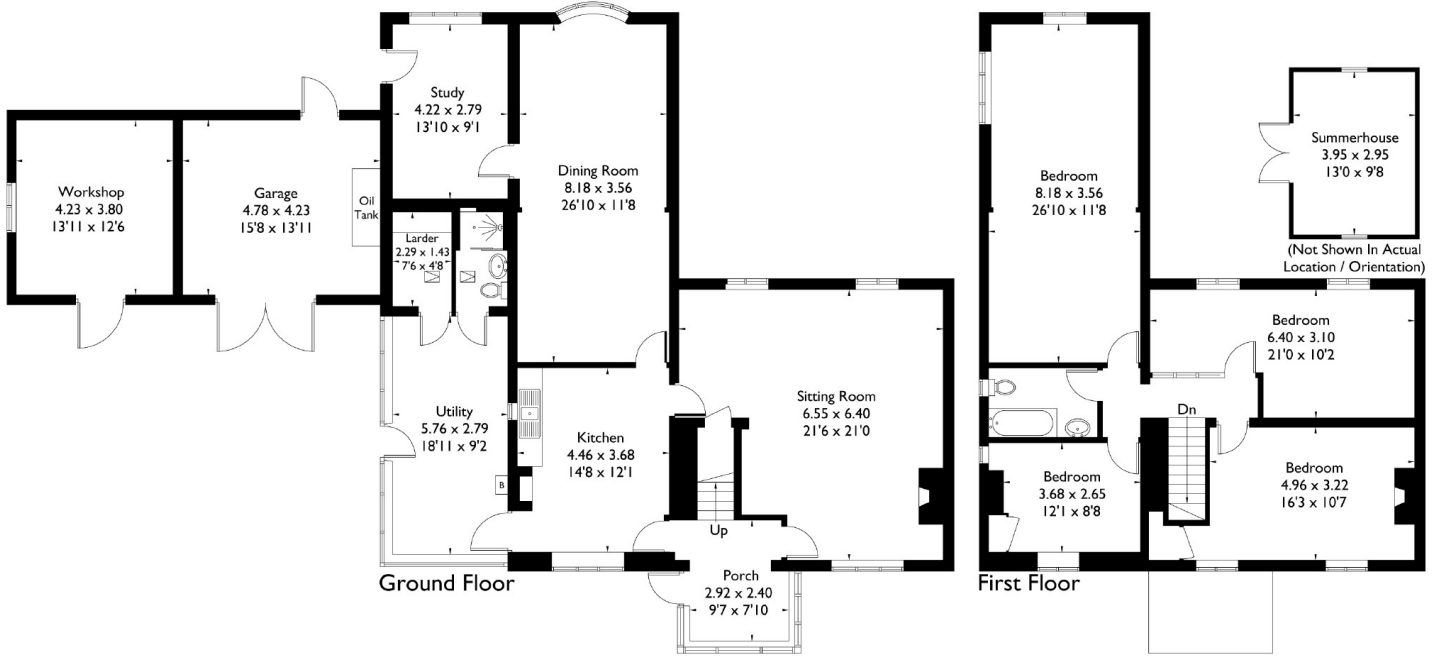
- Chippenham
- Marlborough
- Royal Wootton Bassett
- Swindon
- Corsham
- Malmesbury
- Devizes
- North Swindon



# Woodlands, Flisteridge Road, Upper Minety, SN16 9PS

## Woodlands, Flistridge Road, Upper Minety, Wiltshire SN16 9PS

Approximate Gross Internal Area = 223.6 sq m / 2407 sq ft  
 Garage / Workshop = 37.3 sq m / 401 sq ft  
 Summerhouse = 11.6 sq m / 125 sq ft  
 Total = 272.5 sq m / 2933 sq ft



FLOORPLANZ © 2017 0203 9056099 Ref: 193815

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.

**Please tick the box to confirm that you are happy with the floor plan**

## DRAFT DETAILS

I confirm that I/We have checked all these particulars and they are correct in all respects

Signed.....

Signed.....

Date.....

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Old Bear House, 53 High Street, Malmesbury, Wiltshire, SN16 9AG Tel: 01666 829292 Fax: 01666 829411 Email: malmesbury@strakers.co.uk

**strakers.co.uk**

- Chippenham
- Marlborough
- Royal Wootton Bassett
- Swindon
- Corsham
- Malmesbury
- Devizes
- North Swindon

