



JAMES PYLE^{CO.}

1 Pool Gastons Road, Malmesbury, Wiltshire, SN16 0DE

Semi-Detached Family Home
Recently Refurbished
4 Bedrooms
2 Receptions
2 Bathrooms
Front & Rear Gardens

Approximately 1,291 sq ft



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4 The Old School, High Street, Sherston, SN16 0LH
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

£1,700 pcm

‘Conveniently located within walking distance to schools and further amenities, this semi-detached home offers family sized accommodation with off road parking.’



The Property

DESCRIPTION This semi-detached home has been recently refurbished and redecorated throughout offering spacious family sized accommodation. Located on the corner of Pool Gastons and Aldhelms Road, the property is a level walk into Malmesbury town centre and affords easy walking access to both the excellent primary

Arranged over two floors, the accommodation extends in all to just under 1,300 sq.ft. with the ground floor comprising two reception rooms and a good sized kitchen/breakfast room which has a range of fitted units plus appliances including a double oven, gas hob with induction and a Bosch dishwasher whilst to the side the utility room has a washing machine and WC off. On the first floor, there are four bedrooms all with storage

and a family bathroom which has a separate bath and shower. The master bedroom benefits from an en-suite shower room.

Externally, the property sits within an elevated sizable corner plot which has been landscaped with a front easy to maintain garden whilst the rear west-facing garden has lawn, paved patio and a new addition of a gravelled driveway providing parking for several vehicles. There is a large timber shed/workshop for storage needs. The property benefits from double glazing, gas fired central heating and enjoys views from the first floor over Malmesbury rooftops towards rural Brokenborough.

SITUATION Malmesbury is an ancient hilltop town situated on the southern edge

of The Cotswolds. Traditionally a market town serving the rural area of North West Wiltshire, the town is reputed to be the oldest borough in England created by Charter in 880 AD by Alfred the Great. Today, the High Street has numerous independent shops, pubs and restaurants including a new Waitrose store and a regular weekly Farmer's market whilst the town has excellent choice of both primary and secondary schools and good recreational and leisure facilities. The M4 motorway (J17) to the south provides fast road access to the major employment centres of Bristol and Swindon together with London and the West Country. Main line rail services are available from Chippenham and Kemble (Paddington in about 75 minutes).

Directions

From the centre of Malmesbury, follow Gloucester Street into Abbey Row then at the end of the road at The Triangle turn right. Immediately turn left after The Three Cups Inn into St Marys Street and follow the road round to the right into Burnham Road. Continue along the lane and locate the property on the corner of Pool Gastons Road and Aldhelm Road. Sat nav postcode SN16 0DE

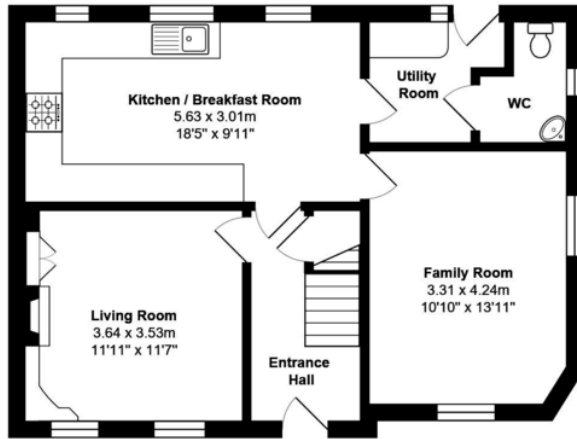
Local Authority
Wiltshire Council

Council Tax Band
C £2172

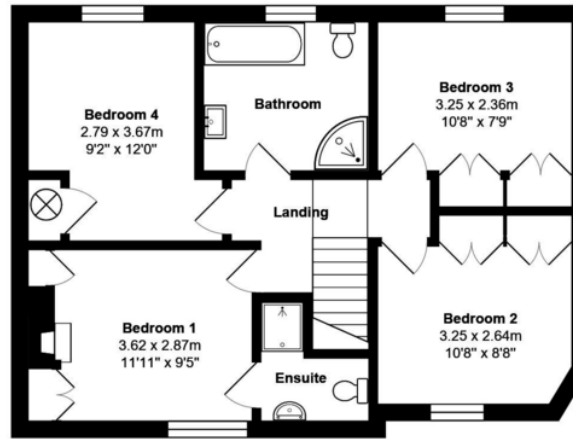


Total Area: 119.9 m² ... 1291 ft²

All measurements are approximate and for display purposes only



Ground Floor



1st Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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