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**LOCK & KEY**  
*Estate Agents*



## 5 Webbs Close , Melksham, SN12 7PA

Lock and Key independent estate agents are pleased to offer this attractive, detached property pleasantly set back and tucked away just off the town centre within a small development of just 5 detached homes and a converted barn built around 2005 being situated in a convenient and excellent location with a lovely rear aspect of King George park and its green spaces. Based on two floors the accommodation comprises an entrance hall, cloakroom, dual aspect living room, dining room, fitted kitchen and a utility. On the first floor there are four bedrooms, an en-suite and a family bathroom. additional features include double glazing and gas heating. Externally the rear overlooks pleasant green spaces, a lovely enclosed rear garden, full width patio and seating areas, parking at the front and a useful garage.

£400,000

# 5 Webbs Close

, Melksham, SN12 7PA



- Attractive, Detached Home Built In 2005
- Small Development Just off Town Centre
- Tucked Away & Pleasant Rear Aspect
- Hall, Cloakroom & Utility
- Dual Aspect Living Room
- En-Suite & Family Bathroom
- Viewing Highly Recommended
- Lovely Rear Garden & Patio
- Garage & Parking For Two Vehicles
- Dining Room & Fitted Kitchen

## Situation



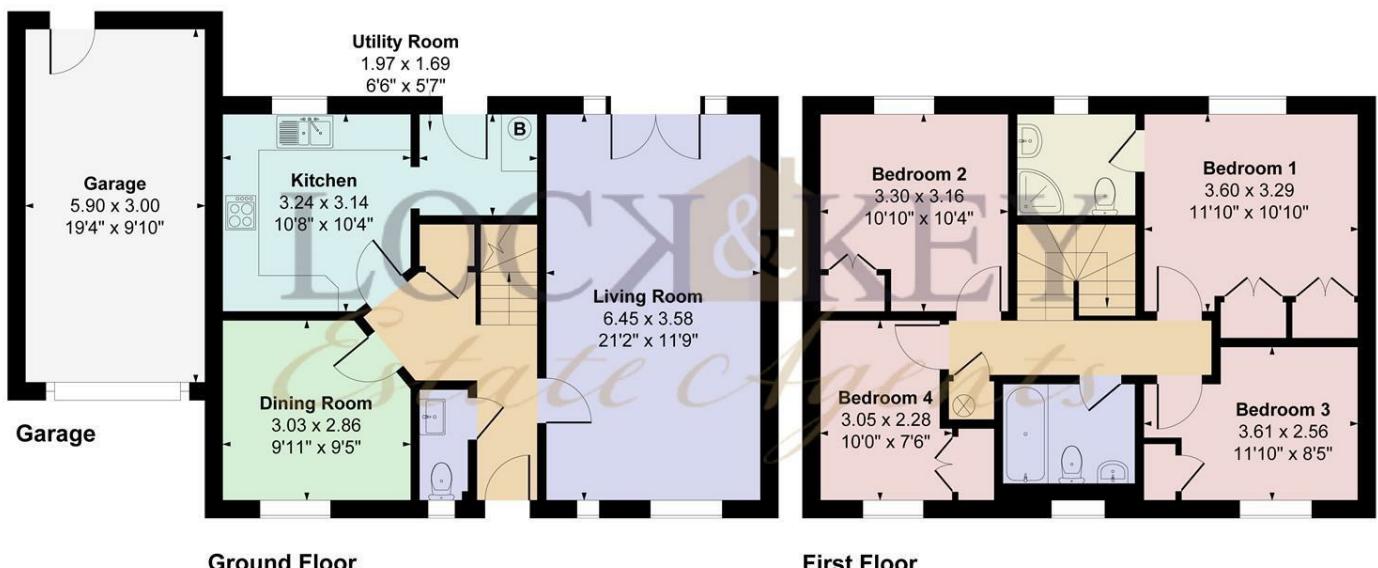
## Directions



## Floor Plan

### Webbs Close, Melksham, SN12 7PA

Approximate Gross Internal Area  
 Total = 134 sq m (1439 sq ft)  
 Main House = 116 sq m (1248 sq ft)  
 Garage = 18 sq m (191 sq ft)



© Meyer Energy Ltd 2025. Drawn to RICS guidelines. Not drawn to scale.  
 Plan is for illustration purposes only. All features, door openings, and window locations are approximate.  
 All measurements and areas are approximate and should not be relied on as a statement of fact.

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 representation 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		87
(81-91) B		77
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	