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**LOCK & KEY**  
*Estate Agents*



## 1 Coppershell

Gastard, Corsham, SN13 9PZ

Lock and Key independent estate agents are pleased to offer this spacious four bed detached bungalow set on a generous corner plot in the highly favoured village of Gastard. Offering excellent living proportions throughout the accommodation comprises an entrance porch, good size sunlounge/conservatory, opening then into the spacious living room with a wood burner, a good size fitted kitchen, utility, three/four bedrooms, the master benefitting from an en-suite shower/wet room and a family bathroom both benefitting from underfloor heating. Externally there are enclosed front, side and rear gardens that benefit from a good degree of privacy, ample driveway parking for numerous vehicles and a detached double garage. The property further benefits from double glazing and oil fired central heating. Viewing is strongly recommended.

**£525,000**

# 1 Coppershell

Gastard, Corsham, SN13 9PZ



- Highly Favoured Village
- Lovely Sun Room
- Good Size Kitchen & Useful Utility
- Double Glazed & Oil Heating
- Attractive & Spacious Detached Bungalow
- Living Room With Log Burner
- Detached Double Garage & Ample Parking For Numerous Vehicles
- Decent Corner Plot & Three/Four Bedrooms
- Bathroom & En-Suite With Underfloor Heating
- Private Enclosed Gardens, Sweeping Drive

## Situation

## Accommodation

### Conservatory

16'1 x 14'4 (4.90m x 4.37m)

### Sitting Room

19'4 x 11'9 (5.89m x 3.58m)

### Kitchen/Breakfast Room

17'3 x 10'5 (5.26m x 3.18m)

### Rear Lobby

### Utility

### Bedroom Four / Dining Room

13'0 x 12'6 (3.96m x 3.81m)

### Bedroom One

14'11 x 14'1 (4.55m x 4.29m)

### En-Suite

### Bedroom Two

11'10 x 9'10 (3.61m x 3.00m)

### Bderoom Three

10'4 x 7'2 (3.15m x 2.18m)

### Family Bathroom

### Externally

### Double Garage

### Rear Garden

### Directiions

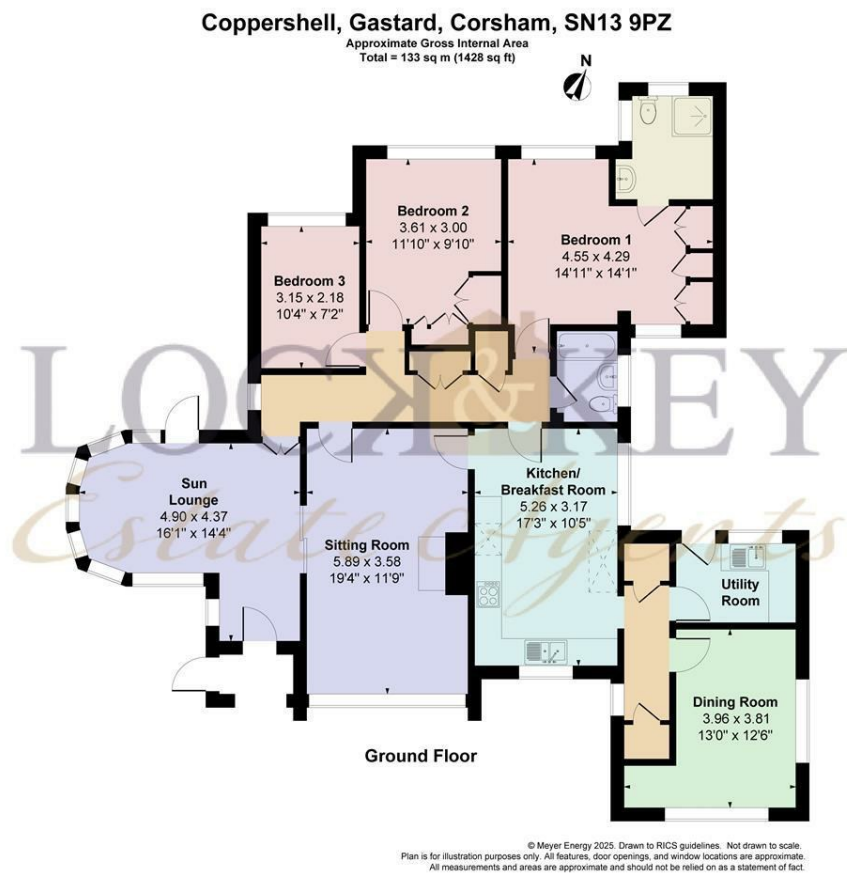


## Directions





Floor Plan



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 firms 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	72
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		