

5 Church Street, Melksham, Wiltshire, SN12 6LS

Tel: 01225 707342

Email: info@homesinmelksham.co.uk

www.homesinmelksham.co.uk

LOCK & KEY
Estate Agents



11a Perrys Lane , Seend Cleeve, SN12 6QA

Lock and Key independent estate agents are pleased to offer this attractive, flexible and spacious three/four bed detached bungalow individually built we believe in 1976 being situated in the highly favoured village of Seend Cleeve. Positioned in a lane and a short stroll to two destination pubs and our most cherished Kennet & Avon canal walks on your doorstep and close to all the beautiful countryside that goes with this area. The accommodation is versatile and adaptable too, with a welcoming entrance hall that offers the rooms. To the left there is an home office or bedroom four (this can be used for anything you wish), a shower room and a kitchen / dining room. On the other side is the good size living room and this leads to a mediation room/family room. Again with a little imagination this can be changed to another bedroom. There is a further bathroom and three more bedrooms. Of course you will have oil heating and double glazing. Externally there is a surrounding plot, ample parking for vehicles, a vegetable garden and a decent integral double garage. Its perfect for families, people trading up or down and want to enjoy the lifestyle Seend Cleeve offers. One more noteworthy thing - No Chain.

£450,000

11a Perrys Lane

, Seend Cleeve, SN12 6QA



- Abundance Of Local Countryside Walks
- Beautiful Scenery Close by & Canal Links
- Three / Four Bedrooms, Two Bathroom/Shower Suites
- A Decent Bungalow, In A Great Village & No Chain
- Highly Favoured Wiltshire Village
- Spacious & Versatile Accommodation
- Good Size Living Room & Mediation Room/Family Room
- Short Stroll To Two Renowned Destination Pubs
- Detached Bungalow Built In 1976
- Surrounding Plot, Ample Parking & Integral Double Garage

Situation



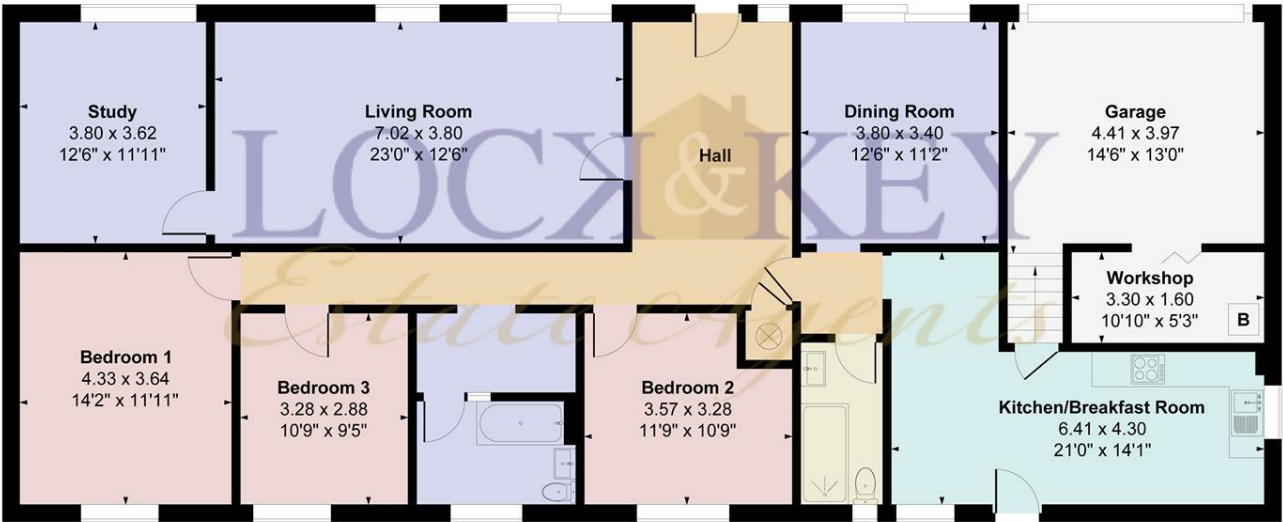
Directions



Floor Plan

Perry's Lane, Seend, Melksham SN12 6QA

Approximate Gross Internal Area
Total = 175 sq m (1887 sq ft)
Main House = 157 sq m (1689 sq ft)
Garage = 18 sq m (198)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 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) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	