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**LOCK & KEY**  
*Estate Agents*



## 5 Quantock Close , Melksham, SN12 7RY

Lock and Key independent estate agents are pleased to offer this three bed semi detached property situated in a favoured cul-de-sac on the eastern side of town. The accommodation is arranged over two floors and is in need of some modernising. Comprises a spacious living room, and a kitchen / diner. On the first floor there are three bedrooms and a family bathroom. Externally there are front and enclosed rear gardens. Ample driveway parking leading to garage. Additional features include gas heating and double glazing. Viewing is strongly recommended. Ideal First Time Purchase. No Chain.

£240,000

# 5 Quantock Close

, Melksham, SN12 7RY



- No Chain
- Living Room
- Front & Enclosed Rear Gardens
- Ideal First Time Purchase
- Semi Detached
- Kitchen / Dining Room
- Ample Driveway Parking & Garage
- Three Bedrooms
- Bathroom
- Gas Heating & Double Glazing

**Situation** **Garage**

**Accommodation** **Directions**

**Living Room**

**Kitchen/Dining Room**

**First Floor**

**Bedroom One**

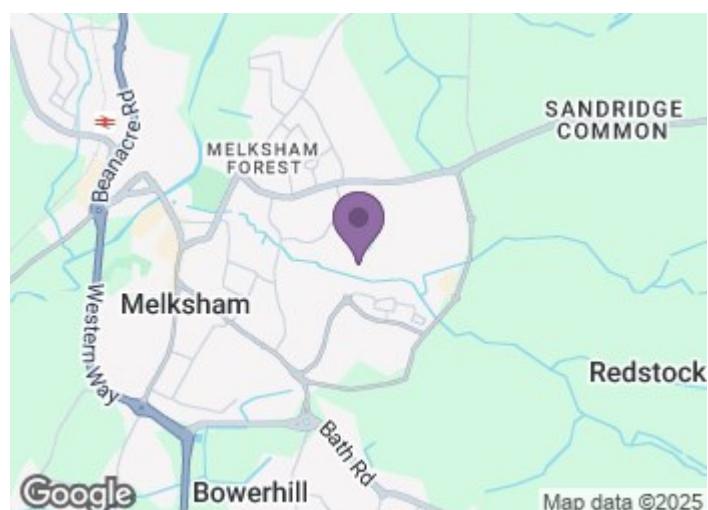
**Bedroom Two**

**Bedroom Three**

**Bathroom**

**Externally**

**Rear Garden**



**Directions**



## Floor Plan

### 5 Quantock Close, Melksham, SN12 7RY

Approximate Gross Internal Area

Total = 83 sq m (885 sq ft)

Main House = 69 sq m (739 sq ft)

Garage = 14 sq m (146) sq ft



© Meyer Energy 2024. 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		86
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	