



## 14 Smeaton Way , Melksham, SN12 6GG

Lock and Key independent estate agents are pleased to offer this attractive, truly immaculate and spacious two bed semi-detached property built Bellway Homes by their Charfield design being situated in a highly regarded development going out on the Southern side of town with a pleasant green aspect in front. Based on two floors the accommodation comprises, an entrance hall, cloakroom, fitted kitchen, light & airy living room. On the first floor there are two double bedrooms and a family bathroom. Additional features include double glazing and gas heating. Externally there is drive parking for two cars, an enclosed rear garden and a useful home office. Ideal for First Time Purchase or Investment. Viewing is strongly recommended.

**£260,000**

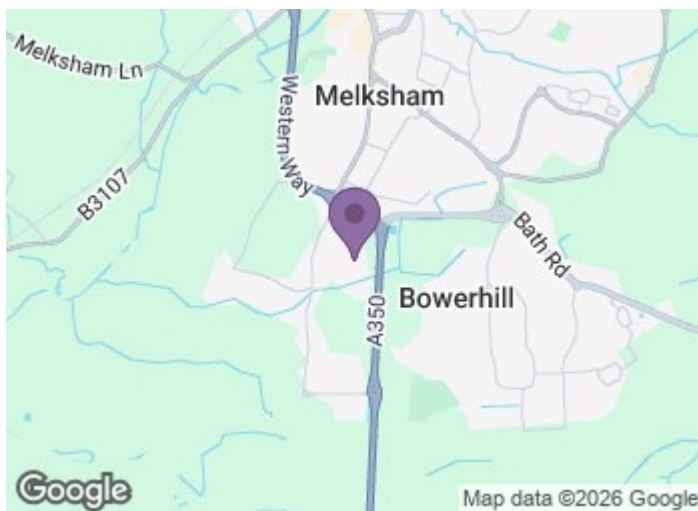
# 14 Smeaton Way

, Melksham, SN12 6GG



- Truly Immaculate Throughout
- Two Double Bedrooms
- Spacious Light & Airy Living Room
- Double Glazing & Gas Heating
- Bellway Home - Charfield Design
- Entrance Hall, Cloakroom
- Family Bathroom, Drive Parking
- Semi Detached
- Fitted Kitchen
- Enclosed Rear Garden & Useful Garden Home Office

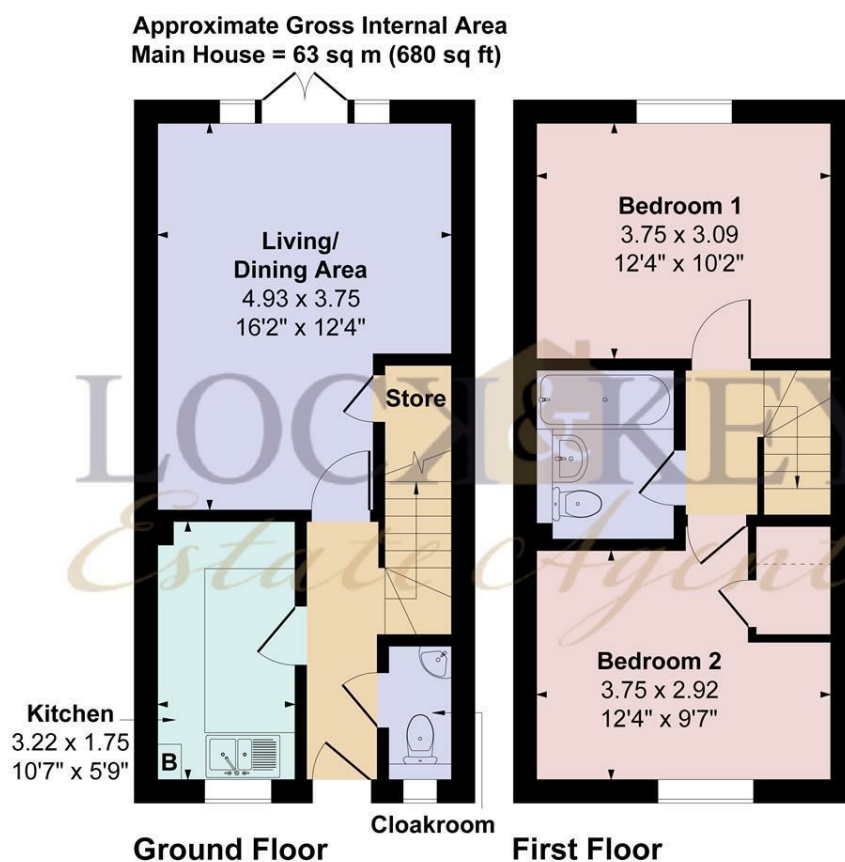
## Situation



## Directions



## Floor Plan



© Meyer Energy 2026. 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	