



23 The Maltings
Chippenham, SN14 7BP

GOODMAN WARREN BECK

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A well presented three bedroom end of terrace ideally situated in a cul-de-sac within the sought after village of Yatton Keynell. The ground floor accommodation offers a useful entrance porch, reception hall, dual aspect sitting/dining room with French doors opening to the garden, a kitchen with fitted units a separate good size utility room. The first floor has two double bedrooms, one of which has built-in wardrobes, third single bedroom and a modern bathroom with a white suite. To the front is a block paved driveway providing off road parking and to the rear is an enclosed south west facing garden with patio and lawn.

SITUATION

The property is well located in a small cul-de-sac of similar properties within this popular village. Yatton Keynell is a sought after village within The Cotswolds, an Area of Outstanding Natural Beauty, with local amenities including Post Office/Stores, primary school, doctors' surgery, and a public house. The picturesque village of Castle Combe is 10 minutes drive away and the nearby market town of Chippenham and the World Heritage city of Bath provide an excellent range of shopping facilities and amenities including schooling for all ages and mainline rail services (Chippenham to Paddington about 75 minutes). Excellent road connections provide easy access to the major employment centres of Bristol and Swindon via the M4 J17 which is 10 minutes drive away, London and the West Country. There is a good choice of both state and private schooling in the area and those with an interest in country and leisure pursuits are well catered for in the region.

ACCOMMODATION COMPRISING:

uPVC double glazed entrance door to:

ENTRANCE PORCH

Double glazed window to front and side. Storage cupboard. Obscure double glazed door to:

RECEPTION HALL

Stairs to first floor with two cupboards under. Wood laminate flooring. Doors to:

SITTING/DINING ROOM

Double glazed window to front. Double glazed French doors with side panels to rear garden. Opening through to:

KITCHEN

Double glazed window to rear. Range of drawer and cupboard base units and matching wall mounted cupboards with under unit lighting. Rolled edge worksurfaces with inset single bowl single drainer stainless steel sink unit with chrome mixer tap. Space for cooker with extractor over. Multi-glazed door to:

UTILITY ROOM

Double glazed door and window to rear. Worksurfaces with cupboard base units. Space and plumbing for automatic washing machine. Door to Garage.

FIRST FLOOR LANDING

Double glazed window to side. Access to roof space. Doors to:

BEDROOM ONE

Double glazed window to front.

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£300,000

BEDROOM TWO

Double glazed window to rear. Built-in wardrobes. Cupboards housing hot water tank and immersion heater.

BEDROOM THREE

Double glazed window to front. Overstairs storage cupboard.

BATHROOM

Two obscure double glazed windows to rear. Electric chrome ladder radiator. Panelled bath with electric shower over. Pedestal wash basin with chrome mixer tap. Close coupled WC. Tiling to principal areas.

OUTSIDE

FRONT GARDEN

Large block paved driveway leading to single garage providing off road parking. Gated access to rear garden.

ATTACHED GARAGE

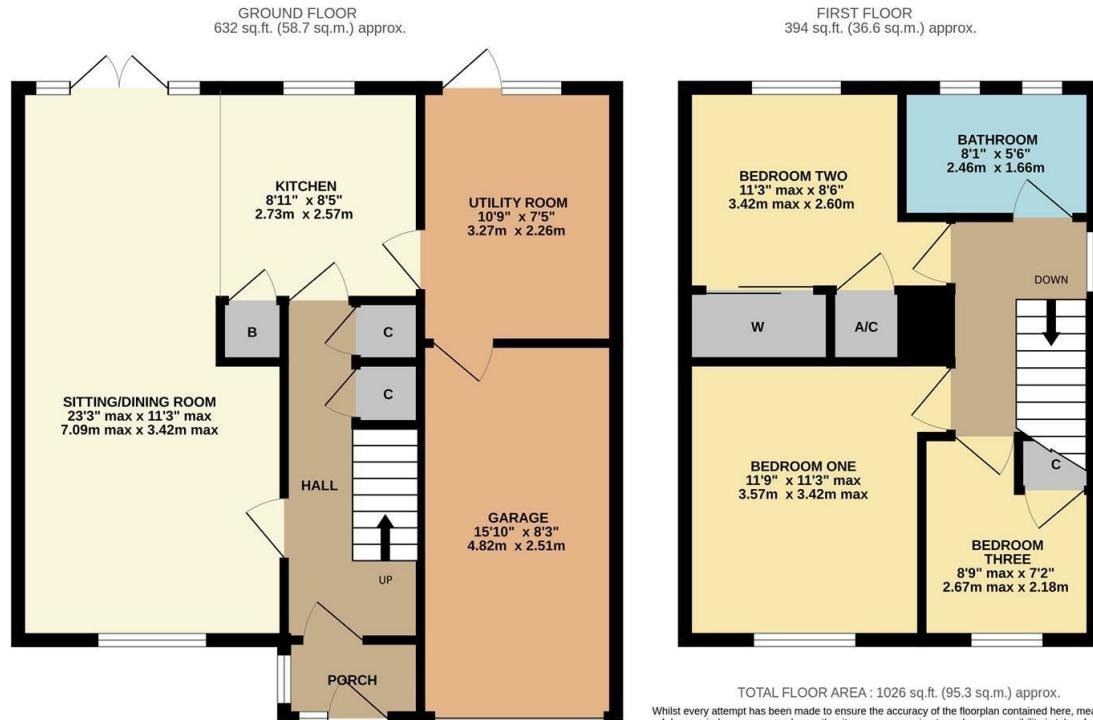
Up and over door. Power and light. Personal door to utility room.

REAR GARDEN

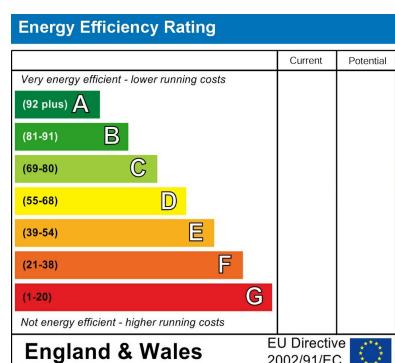
Enclosed by fencing with gated side access. Paved seating area with raised flower bed, and lawn beyond with shrub borders. Wooden garden shed.

DIRECTIONS

Take the A420 Bristol Road from Chippenham. After c.2 miles bear right signposted Yatton Keynell. Proceed through the village and at the far end turn right onto the Grittleton Road. Take the first turning on the left into The Maltings where the property will be found on the left hand side.



ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold

DISCLAIMER: 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 to this property. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Floor plans (not to scale, for illustrative purposes only)

