

TOWN & COUNTRY
ESTATES



Teachers Way, Melksham, Wiltshire SN12 8FA

40% Shared ownership £106,000

LOCATION

Located on the desirable George Ward development in Melksham. with immediate access to a well kept green area, a short walk to a small country park and just over a mile from the bustling town centre. Melksham hosts a range of amenities, including shops, supermarkets, restaurants, Primary and Secondary Schools, a recently opened library, swimming pool & fitness centre.

DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £265,000) - ELIGIBILITY REQUIREMENTS APPLY.

This immaculately presented three bed semi-detached home is perfect for growing families and offers a fantastic first step on to the property ladder. The accommodation comprises an entrance hall, a lovely kitchen/dining room, spacious lounge, cloakroom toilet, three good size bedrooms and a modern bathroom.

Further benefits include gas central heating, Upvc double glazing, a B rated energy assessment, driveway parking for two cars and a well kept rear garden.

ENTRANCE HALL

You enter the property through an obscure glazed composite front door. The spacious entrance hall offers access to the WC, kitchen/dining room and the lounge, as well as stairs to the first floor. The entrance hall is wide enough that there is space for a desk in the recess under the stairs.

WC

The ground floor cloakroom has an obscure Upvc double glazed window to the front, a close coupled WC, a pedestal wash basin and radiator.

KITCHEN/DINING ROOM

The modern kitchen/diner has a Upvc double glazed window to the front and offers a range of matching wall and base units with rolled top work surfaces and matching upstands, a 1 1/2 bowl inset sink unit with chrome mixer tap, an integrated Electrolux oven, inset gas hob with extractor and light over, a dishwasher, plumbing for a washing machine and space for a fridge freezer. To the rear of the room is ample space for a dining table and chairs.

LOUNGE

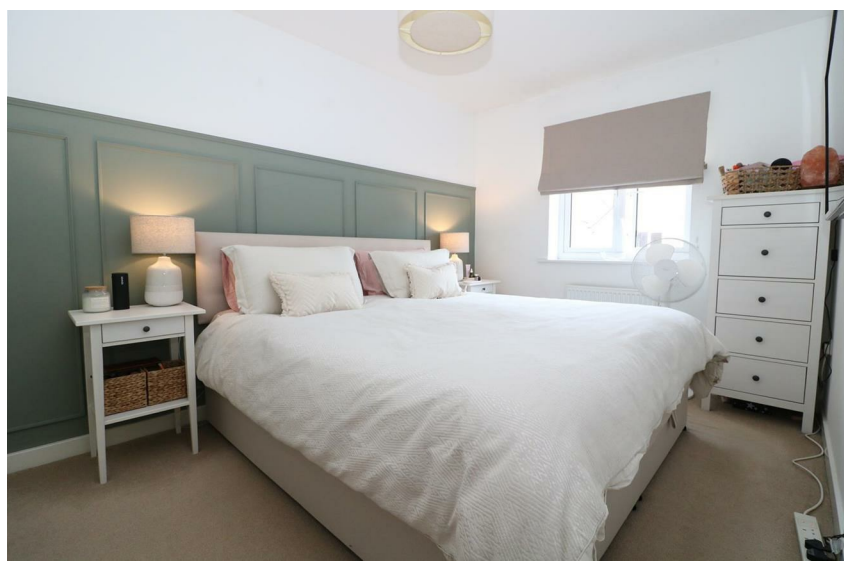
The tastefully decorated lounge has a Upvc double glazed window looking out on to the rear garden and a door providing access to the rear garden.

FIRST FLOOR LANDING

The landing provides access to the loft and has doors to all three bedrooms and the family bathroom.

BEDROOM ONE

The main bedroom has a Upvc double glazed window to the front, a radiator and stylish wooden panelling behind the bed.



BEDROOM TWO

The second double bedroom has a Upvc double glazed window to the rear and a radiator.

BEDROOM THREE

The good size third bedroom has a Upvc double glazed window and a radiator.

FAMILY BATHROOM

There is an obscure Upvc double glazed window to the rear, a panelled bath with a chrome mains shower, tiled splash backs and glazed screen, a closed couple WC, pedestal wash basin and radiator.

EXTERIOR

FRONT

To the front of the property is a small pebbled area with decorative bushes and a paved path to the front door, with storm porch over and outside light.

REAR GARDEN

The property benefits from a well proportioned enclosed rear garden, It is immediately laid to to a small paved area outside the rear door, with a lawn area following that. There is a path leading to the rear gate, providing immediate access to the two car driveway.

PARKING

To the rear of the garden is a driveway that offers off road parking for two vehicles.

ADDITIONAL INFORMATION

Council Tax Band - C

SHARED OWNERSHIP INFORMATION

Full market value: £265,000

Share %: 40

Share value: £106,000

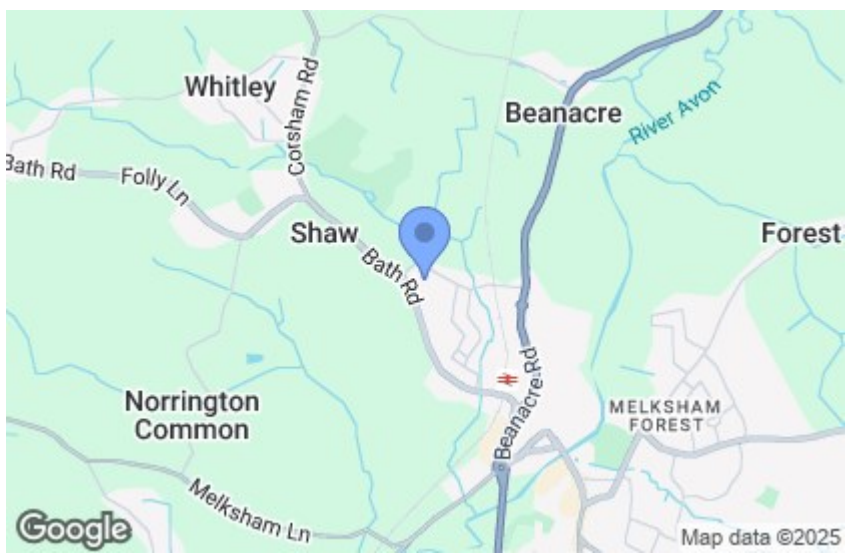
Monthly Rent: £403.87

Monthly Service charge: £23.52

Staircasing restrictions: N/A

Lease term: 125 years from 2017

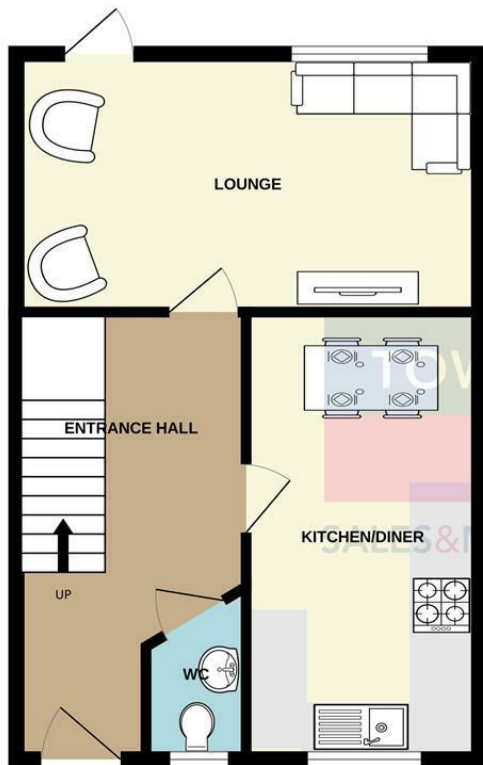
Housing Association: GreenSquareAccord



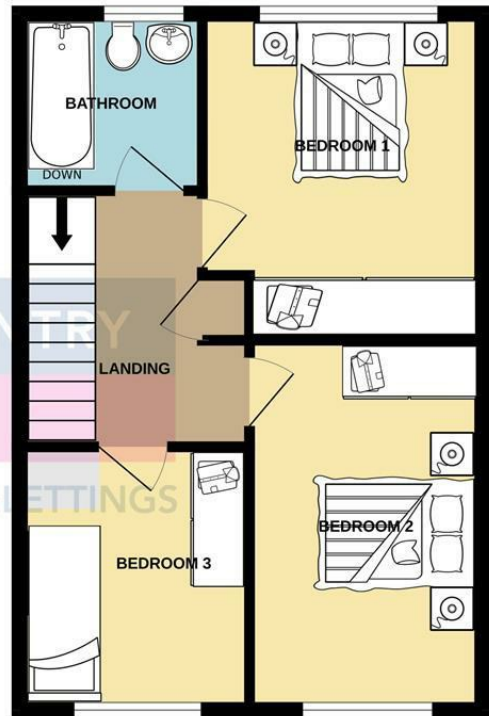




GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 859 sq.ft. (79.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 864 sq.ft. (80.3 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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