

TOWN&COUNTRY
ESTATES



49 Teachers Way, Melksham, Wiltshire, SN12 8FA

Offers Over £290,000

LOCATION

Located on the desirable George Ward development in Melksham. the property is situated just over a mile from the bustling market town of Melksham, which hosts a range of local amenities, including, shops, supermarkets, restaurants and eateries, primary and secondary schools, newly opened library, swimming pool & fitness center.

DESCRIPTION

This well presented three bed semi-detached home is perfect for growing families. To the front of the property you have the entrance hall and living room. which leads on to the downstairs cloakroom and to the stairs to the first floor. To the rear you will find the kitchen/diner with patio doors opening into the rear garden. On the first floor there is a spacious master bedroom with en-suite, two further bedrooms and a well modern family bathroom. Externally, there is driveway parking for two vehicles, an integral garage and an enclosed garden with patio area and lawn.

ENTRANCE HALL

As you enter the property through the composite glazed door you are met with wood effect laminate flooring, a radiator and a door to the living room.

LIVING ROOM

The wood effect flooring continues into the Living Room, with a Upvc double glazed window to the front, radiator, TV point and a door to the hall way and kitchen/dining room.

HALLWAY

Continued wood effect laminate flooring, a radiator, thermostat heating controls, stairs to the first floor and doors to the kitchen/dining room and cloakroom toilet.

KITCHEN/DINING ROOM

Upvc double glazed window to the rear and French doors to the enclosed garden. Tile effect laminate flooring, a range of matching base and wall units with rolled top work surface, inset sink with chrome mixer tap, Electrolux oven with inset gas hob and extractor over, wall mounted logic combi boiler, plumbing for a washing machine and space for a fridge freezer.

CLOAKROOM

A closed coupled WC, pedestal wash basin, tiled splash backs and wood effect laminate flooring.

LANDING

Doors to all bedrooms, airing cupboard and the family bathroom.

BEDROOM ONE

Two Upvc double glazed windows to the front, radiator, thermostat heating controls, TV point and a door to the en-suite.



EN-SUITE

Wood effect laminate flooring, double enclosed shower cubicle, glazed shower doors, tiled splash backs, pedestal wash basin, closed coupled WC with dual flush, radiator, Upvc obscured glass double glazed window to the front and an extractor fan.

BEDROOM TWO

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

BEDROOM THREE

A good size single room, bedroom three has a Upvc double glazed window to the rear and a radiator.

FAMILY BATHROOM

With wood effect flooring, a panelled bath, pedestal wash basin, wall mounted vanity mirror, close coupled WC with dual flush, tiled splash backs, extractor fan and a radiator.

EXTERIOR

FRONT

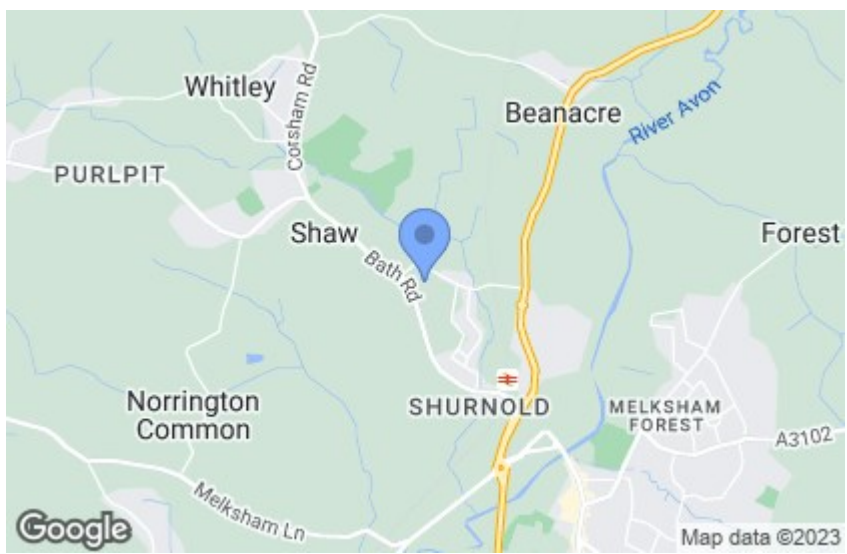
Two car driveway with the front access to the property and access to the garage.

REAR GARDEN

Enclosed rear garden, with rear access, mainly laid to lawn with patio area.

ADDITIONAL INFORMATION

The annual estate management fee for the upkeep of the local area was £126.18 2022 - 2023.
Council Tax Band - C



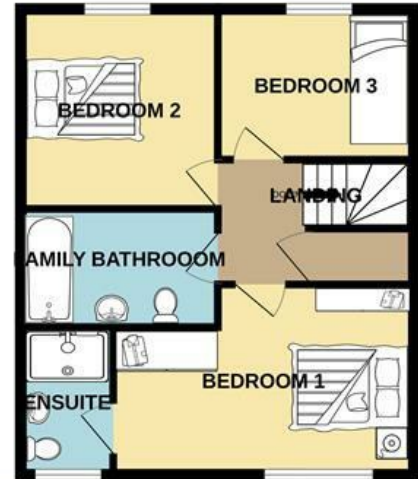




GROUND FLOOR



1ST FLOOR



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
544 sq.ft. (50.5 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.9 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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