

**TOWN & COUNTRY**  
ESTATES



**Smeaton Way, Melksham, Wiltshire SN12 6GG**

**Offers In Excess Of £240,000**

## LOCATION

Located on a desirable and sought after new development in Melksham. Melksham hosts a range of amenities, including shops, supermarkets, restaurants, Primary and Secondary Schools, a recently opened library, swimming pool & fitness center.

## DESCRIPTION

Built by Bellway Homes in 2022, this immaculate two double bedroom semi-detached home approaches the market in superb order. Occupying a desirable position on the modern Bowood View development, this excellent example of 'The Charfield' design is ideally located for access to Semington, Melksham, the picturesque Kennet & Avon Canal and for those who need to commute, the A350. The spacious accommodation comprises an entrance hall, kitchen, lounge/dining room, cloakroom toilet, two double bedrooms and the bathroom. Further benefits include gas central heating, UPVC double glazing, a B rated energy assessment, an enclosed rear garden and driveway parking for two cars.

## ENTRANCE HALL

The property is entered via a composite front door into the entrance hall. In the entrance hall there are stairs to the first floor and doors leading to the cloakroom, kitchen and lounge/diner.

## CLOAKROOM

The cloakroom has an obscured UPVC double glazed window to the front, chrome heated towel rail, W.C with hidden dual flush cistern and a pedestal wash hand basin.

## KITCHEN

10'5" x 5'6"

The kitchen has a UPVC double glazed window to the front, a matching range of wall, drawer and base units with laminate work surfaces, inset one and a half bowl stainless steel sink with chrome mixer tap, built in electric oven, inset four ring gas hob with extractor over, integrated dishwasher, integrated fridge/freezer and an enclosed gas combination boiler.

## LOUNGE/DINING ROOM

16'0" max x 12'1" max

In the lounge/diner there are UPVC double glazed French doors leading to the garden, a radiator and a large understairs storage cupboard.

## FIRST FLOOR LANDING

The landing has a radiator, loft access and doors to the family bathroom and both double bedrooms.

## BEDROOM ONE

12'1" x 9'10"

Bedroom one has a UPVC double glazed window and radiator.



## BEDROOM TWO

12'1" x 9'6" max

Bedroom two is also a double bedroom and has a UPVC double glazed window, radiator and storage cupboard.

## BATHROOM

The well presented and modern bathroom has a panelled bath with a mains fed shower over, pedestal wash hand basin, hidden cistern dual flush W.C, chrome heated towel rail and an obscured UPVC double glazed window.

## EXTERIOR

### FRONT

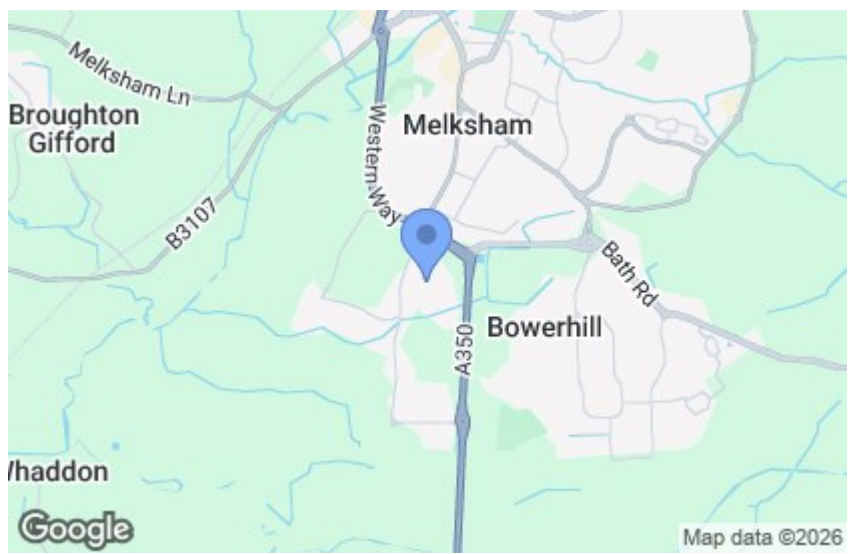
To the front of the property there is a path leading to the front door, a small front garden and a driveway providing parking for two cars.

### REAR GARDEN

The enclosed rear garden is laid to lawn with a paved patio and outside tap.

## ADDITIONAL INFORMATION

There is an annual charge of circa £150 for the upkeep of the estate.  
Council tax Band B.







GROUND FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



1ST FLOOR  
324 sq.ft. (30.1 sq.m.) approx.

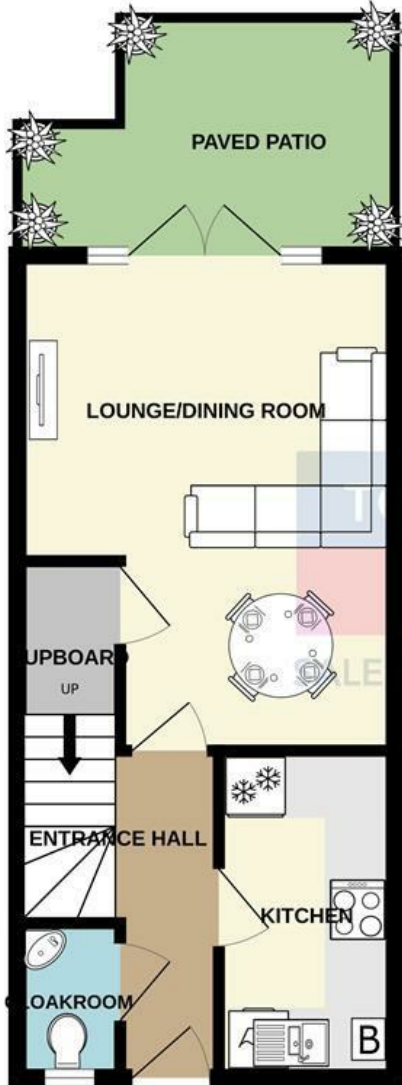


TOTAL FLOOR AREA : 648 sq.ft. (60.2 sq.m.) approx.

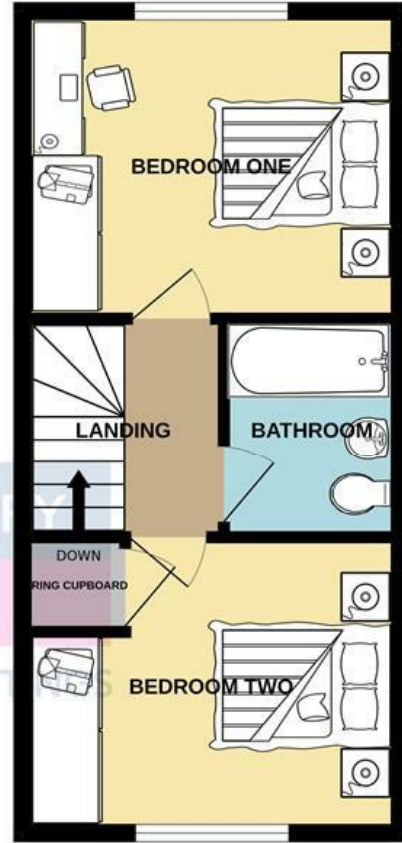
For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

Made with Metropix © 2025

GROUND FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



1ST FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 648 sq.ft. (60.2 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.  
Made with Metropix ©2025

