

Sold



3 BEDROOM DETACHED | TEDDER GARDENS, BOWERHILL, SN12 | £340,000

## DESCRIPTION

This beautiful three bedroom detached family home has been recently constructed and offers well proportioned accommodation. Through the front door there is a good sized entrance hall providing access to a cloakroom, a gorgeous kitchen / dining room with fitted appliances and a dual aspect sitting room with French doors leading out to the West facing fully enclosed rear garden. Upstairs there are three bedrooms, two of which are doubles, en-suite facilities to the master and a contemporary style family bathroom. There is also parking for up to three cars, with one placed under a car port. All in all, a lovely family home in fantastic order with stunning shutters over every window in a new desirable location.

The property is well placed on the fringes of Bowerhill in a highly regarded modern development and within convenient distance of the local amenities to include a Tesco convenience store, public house, primary school, Melksham Oak secondary school and village hall. The town centre of Melksham is under a mile and a half distant and offers a wider variety of amenities to include a swimming pool/gym, a public library, a variety of shops, restaurants, eateries and supermarkets, doctors and dentists surgeries. The town is conveniently situated with good access to the neighboring towns of Devizes, Trowbridge and Chippenham with the latter having a mainline railway station with links to (London-Paddington) and access to the M4 motorway via junction 17 offering convenient access to the major centres of Bath, Bristol, Swindon and London.

Tenure: Freehold  
 Local Authority: Wiltshire Council  
 Council Tax Band: D  
 EPC Rating: B  
 All mains services connected



## KEY FEATURES

- Detached family home
- Stunning kitchen / dining room
- Three good sized bedrooms
- Family bathroom
- West facing fully enclosed rear garden
- New desirable location
- Double aspect sitting room
- Master en-suite
- Downstairs cloakroom
- Plenty of parking and a car port



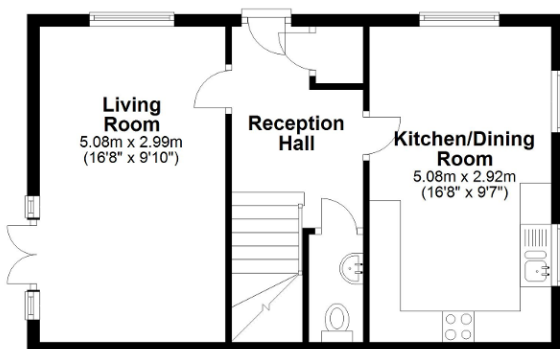


### ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		95   A
81-91	B	84   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

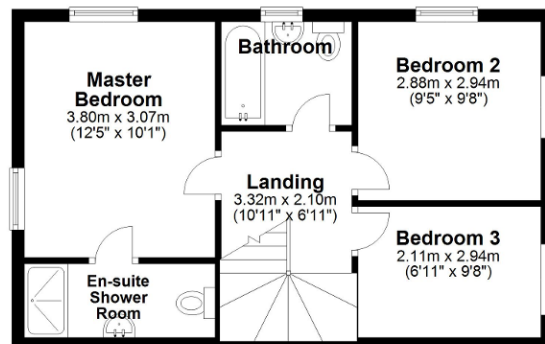
#### Ground Floor

Approx. 41.8 sq. metres (450.3 sq. feet)



#### First Floor

Approx. 42.2 sq. metres (454.6 sq. feet)



Total area: approx. 84.1 sq. metres (904.9 sq. feet)

### DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

### APPLEBY & TOWNEND

4D Broad Lane Farm  
 Seend  
 Melksham  
 Wiltshire, SN126RJ

Tel: 01225 983 910  
 E-mail: [help@applebyandtownend.co.uk](mailto:help@applebyandtownend.co.uk)  
 Web: [www.applebyandtownend.co.uk](http://www.applebyandtownend.co.uk)