

Sold



2 BEDROOM SEMI-DETACHED | BABINGTON CLOSE, BOWERHILL, SN12 | £260,000



## DESCRIPTION

This superbly presented modern semi-detached house is ideally situated for local amenities. Providing well balanced accommodation comprising two double bedrooms and a smartly fitted bathroom on the first floor. Downstairs the entrance porch with cloakroom leads through to a stunning fitted kitchen with open plan styling to the living room. Externally there are two allocated parking spaces on a private driveway and side access to the landscaped rear garden.

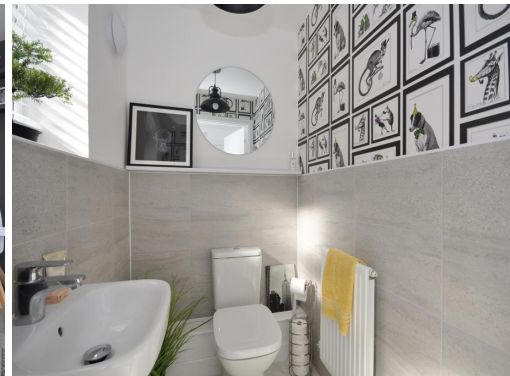
The property is well placed on the fringes of Bowerhill in a highly regarded modern development and within convenient distance of the local amenities to include a Tesco convenience store, public house, primary school, Melksham Oak secondary school and village hall. The town centre of Melksham is under 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: B  
EPC Rating: B  
All mains services connected



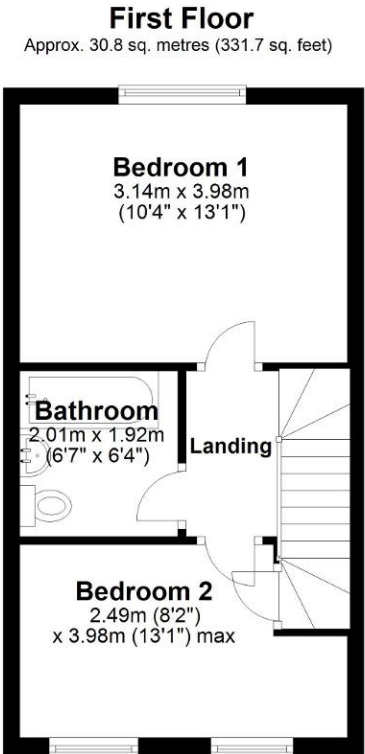
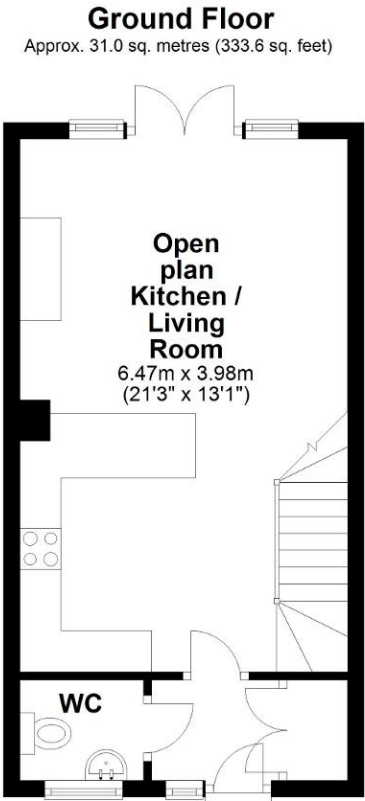
## KEY FEATURES

- Wonderful semi detached home
- Two double bedrooms
- Spacious open plan living
- 7 years of NHBC remaining
- Easy to maintain sunny rear garden
- New desirable location
- Stylish family bathroom
- Downstairs cloakroom
- Off road parking for two cars









Total area: approx. 61.8 sq. metres (665.2 sq. feet)

ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		97   A
81-91	B	83   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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