



3 BEDROOM DETACHED | MARTINS LANE, BA14 | GUIDE PRICE £535,000

DESCRIPTION

Offered to the market with no onward chain! This three/four bedroom detached bungalow is very well positioned just off a quiet no through road with one other bungalow, and surrounded by open countryside. Through the front door and porch there is a light and spacious entrance hall providing access to a large sitting room, a separate dining room, a study/bedroom with French doors, a fitted kitchen with plenty of storage, a family bathroom and three double bedrooms. There has been a clever adjustment to the main bedroom, providing a walk in wardrobe and wet room which has been well thought out and uses some of the garage.

Outside and to the front is a large well established front garden with rural views, sure to keep any budding gardener busy and provides plenty of privacy and space.

There is plenty of off road parking and a larger than average garage.

To the rear is an easy to maintain patio which is ideal for morning breakfast overlooking the fields.

All in all, a rare opportunity to acquire this desirable and very well located bungalow in a highly desirable Wiltshire village.

Located in the heart of this picturesque village hidden away just off of Martins Road, there are open rural views to the countryside. Keevil has a very highly regarded primary school in addition to a church, sought after schools such as Dauntsey's and Stonar are nearby. There is a wonderful village shop and post office in the next village along in Steeple Ashton and a superb pub in the neighbouring village in Bulkington. Links are good with easy access to Trowbridge and Westbury, which has a mainline station running to London in under 90 minutes. The Georgian City of Bath (approximately 14 miles) boasts a wide range of amenities, sports and recreational interests. Being a World Heritage City the facilities are some of the best on offer outside of London and add to the appeal of the



setting, which contrasts with fabulous rural walks through the surrounding Wiltshire countryside.

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: Band E

EPC Rating: D

Mains water, drainage and electricity.

Oil fired central heating

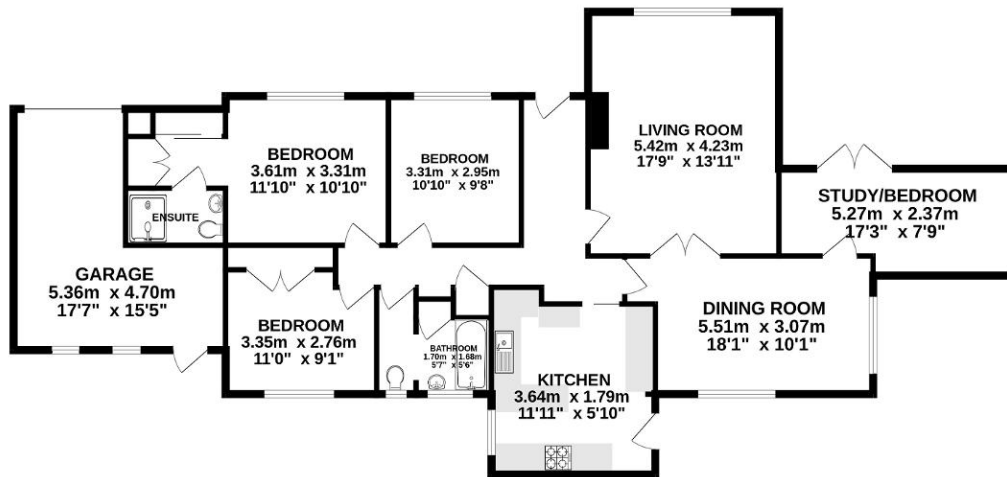
KEY FEATURES

- No onward chain
- Desirable location with rural views
- Study/bedroom 4 with French doors
- Family bathroom
- Plenty of parking
- 3/4 bedroom detached bungalow
- Sitting room & Separate dining room
- Fitted kitchen
- Main bedroom en suite shower room
- Large well established garden





GROUND FLOOR
138.4 sq.m. (1490 sq.ft.) approx.



TOTAL FLOOR AREA: 138.4 sq.m. (1490 sq.ft.) 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. The 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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ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D	57 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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