



3 BEDROOM SEMI-DETACHED | TEDDER GARDENS, BOWERHILL, SN12 | GUIDE PRICE £300,000



## DESCRIPTION

This three bedroom semi detached family home is located in a popular modern development. Through the front door there is an entrance hall leading to a good sized sitting room, a Kitchen/dining room, a handy storage cupboard and a utility room / cloak room.

Upstairs there are two double bedrooms and a single, one with an updated en-suite shower room and a family bathroom.

Outside and to the front is off road parking for a number of cars and a larger than average sunny rear garden. There is a timber framed car port that has been converted in to a BBQ area and extra storage. All in all, a modern family home in a pleasant position with the remainder of NHBC.

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: C  
EPC Rating: B  
All mains services connected

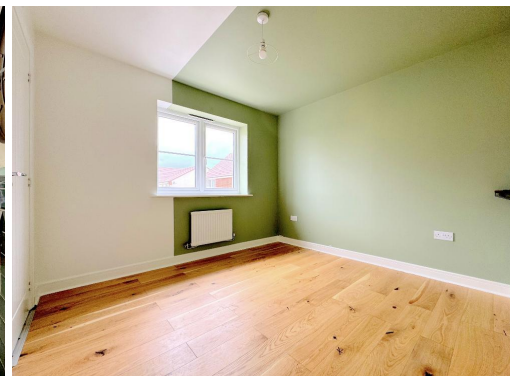




Service charge:

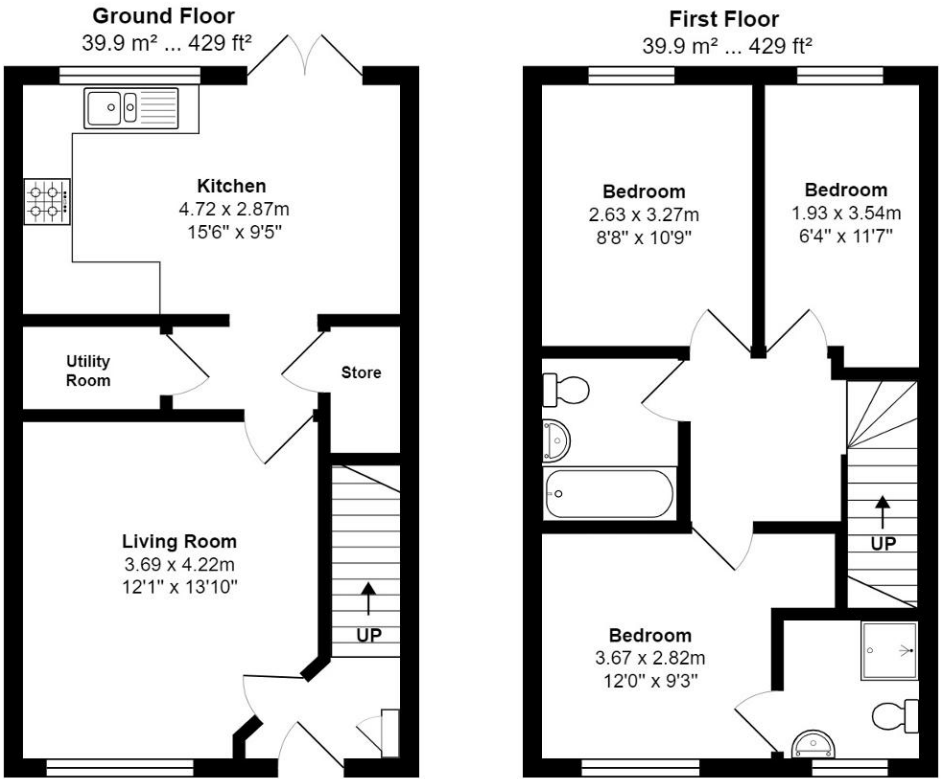
## KEY FEATURES

- Semi-detached family home
- Kitchen / dining room
- Three bedrooms
- Family bathroom
- Off road parking
- Entrance hall & Sitting room
- Downstairs utility room
- Master en-suite
- Sunny rear garden
- Converted timber carport









Total Area: 79.7 m<sup>2</sup> ... 858 ft<sup>2</sup>

IMPORTANT NOTICE: This floor plan is intended to support interested parties in visualising a property's internal layout. All measurements, while within acceptable tolerances, are approximate and for illustrative purposes only.  
(Not drawn to scale)

ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		97   A
81-91	B	85   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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