



DESCRIPTION

This rare three-bedroom detached bungalow with a refitted roof, solar panels, a fantastic EPC rating, and lot's of potential is well positioned in Pool Green, a desirable one-way street. A peaceful location within easy walking distance of the village hall, recreational fields, and the Neston Country Inn.

The light and spacious entrance hall leads to a good-sized sitting room with a convenient door to the larger rear patio. The fitted kitchen/dining room and vestibule provide access to a separate utility room. The three bedrooms are generously sized, and the family bathroom is conveniently located.

Outside, there's plenty of off-road parking leading to a large garage with an electric door. The rear features two gardens. The larger one has been patioed, making it easy to maintain, while the other is mainly laid to lawn, providing ample space for any green-fingered gardener.

Overall, a fantastic opportunity to acquire this detached property in a rare location.

Neston, a charming village situated on the outskirts of Corsham, offers a delightful blend of amenities and natural beauty. The village's primary school is highly regarded, and it's surrounded by attractions such as the picturesque Neston Country Inn, a quaint church, and a village hall equipped with a recreation field just a stones throw away.

For those seeking a convenient commute, a regular bus service operates through the village, connecting it to Corsham. However, for those with a bit more energy, the village offers scenic walks across the fields that lead directly into Corsham. The surrounding countryside provides ample opportunities for exploration, with popular destinations including Whitley Village. Here, visitors can enjoy a refreshing drink at



The Pear Tree Inn or take a shorter stroll to Wadswick Country Store and its café, Forage. This charming café offers a delightful selection of takeaway coffees and doughnuts, as well as a cozy upper terrace where visitors can relax and soak in the beautiful views.

Transportation to Bath is conveniently accessible by road, with easy access to the M4/M5 at junctions 18 or 17, depending on the direction of travel. Chippenham also provides a mainline station with London Paddington within an hour. Additionally, the bus service from Corsham conveniently drops passengers right outside the town centre.

Corsham itself is a sought-after town in the South West, renowned for its resident peacocks that gracefully strut the streets. The historic town boasts a diverse array of independent shops and facilities, catering to the needs of its residents and visitors alike.

Tenure: Freehold

Council Tax Band: D

Services: Mains gas, water, electricity and drainage

Local authority: Wiltshire County Council

EPC rating: B

KEY FEATURES

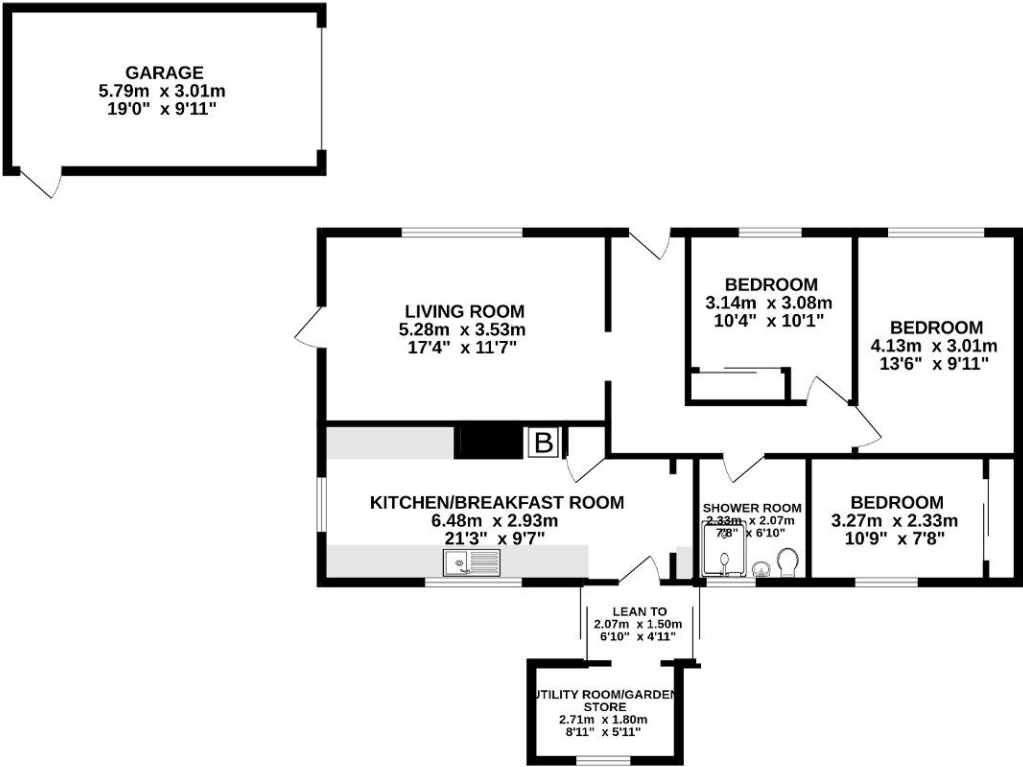
- Detached bungalow with solar panels
- Three good sized bedrooms
- Kitchen / dining room
- Shower room
- Large detached garage with electric door
- Roof has just been hugely improved
- Sitting room
- Separate utility
- Large patio and lawned garden
- Plenty of driveway parking







GROUND FLOOR
90.3 sq.m. (972 sq.ft.) approx.



TOTAL FLOOR AREA: 90.3 sq.m. (972 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
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ENERGY EFFICIENCY

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	81 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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