

**Station Approach,**  
Minety, SN16 9RG



Detached bungalow with potential for improvement in Village Lane | Three double bedrooms  
Sitting room and large kitchen/dining room | Circa one third of an acre plot  
Double garage | EPC E

**Guide Price £400,000**



# Station Approach, Minety, SN16 9RG



3 Bedrooms



1 Bathroom



2 Receptions

A mature three bedroom detached bungalow pleasantly located in a no through road tucked away setting within a well-regarded village that is well placed for easy access to Swindon, Cirencester and Malmesbury.

Built circa 1970 this is a mature and well-proportioned property. Whilst in need of some cosmetic refurbishment there is considerable potential to create a very comfortable and attractive family home and will be of interest to those looking to downsize but also to families.

The house is approached into a large and welcoming reception hall. This has a maximum measurement of 20 foot x 15 foot. The sitting room is dual aspect and has a pair of large windows and an open fireplace. The kitchen/dining room is also large measuring 18' x 13' and is also dual aspect and overlooks the garden. There are three well-proportioned double bedrooms and the former bathroom has been reconfigured to create a shower room.

The garden is a particular feature with a plot just over 1/3 acre overall with a large driveway leading to a double garage providing two single garages, a lean to conservatory behind overlooking the large private garden that is predominantly lawn.

In addition there is an oil fired central heating system and UPVC double glazed windows.

## Amenities

Minety is a picturesque village in North Wiltshire located on the edge of the Cotswold Water Park. There is a village hall, a good primary school and a rugby club.

The village is close to the market towns of Cirencester, Tetbury and Malmesbury and is within easy reach of Swindon and the M4 motorway. There is also a main line railway station at the nearby village of Kemble.







### Directions

From our office in Silver Street turn right into Castle Street, at the top bear left into Sheep Street and continue to the T Junction. Go straight over into Somerford Road, follow the road over the mini roundabout and continue to the T Junction, turn right onto Spitalgate Lane. Continue until you reach the Spine Road, turn left to the T Junction and turn right towards Ashton Keynes. Continue on this road until you reach the traffic lights, turn right towards Minety and continue past the Vale of White Horse pub, then turning immediately right on back upon yourself into Station Approach.

### Services & Tenure

We believe the property is served by mains electricity, oil radiator, water and drainage. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

### Local Authority

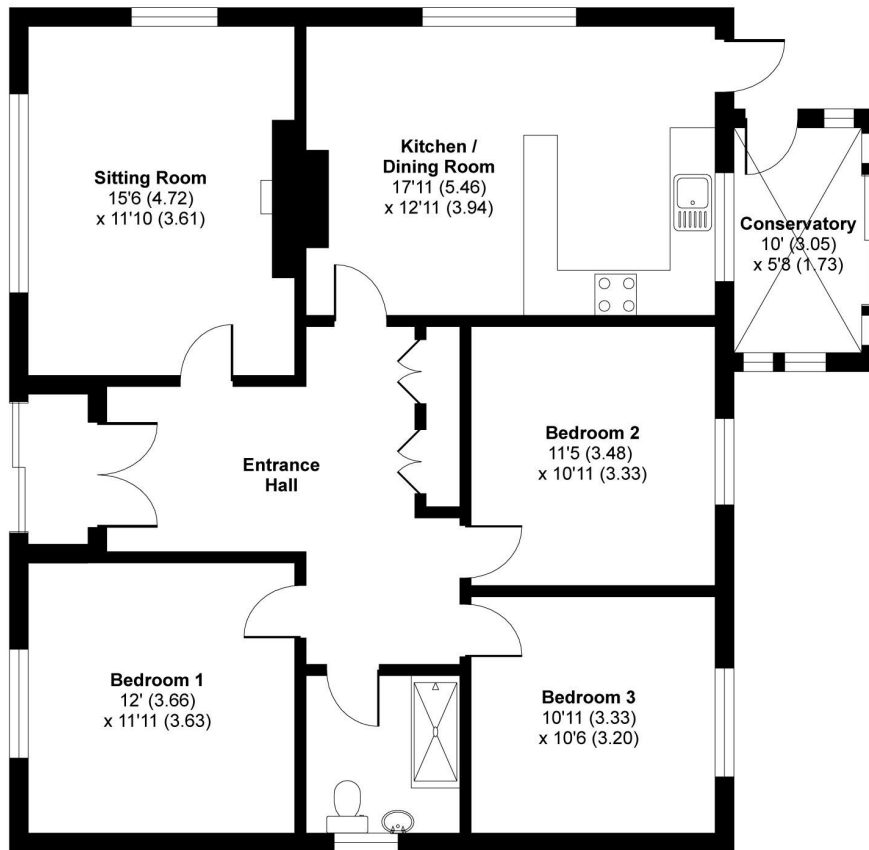
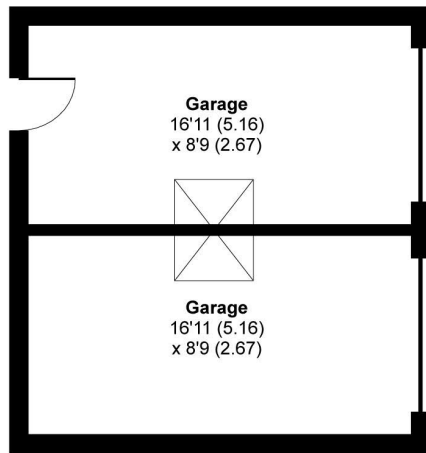
Wiltshire District Council

Ref: CIR3941/MM/71029040



# Pendower, Station Approach, Minety, Malmesbury, SN16

APPROX. GROSS INTERNAL FLOOR AREA 1400 SQ FT 130 SQ METRES (INCLUDES GARAGE)



**GROUND FLOOR**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: cirencester@perrybishop.co.uk

**perrybishop.co.uk**

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