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Schematic Diagram only - Not to scale  
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GROUND FLOOR

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England, Scotland & Wales	



**Kavanagh**

27 Pennine Close,  
Melksham, Wiltshire SN12 7RX

£260,000

- Detached Bungalow – Freehold
- Backing onto Open Playing Fields
- Two Double Bedrooms
- Pretty Well-Kept Gardens
- Lounge - Conservatory
- Garage and Parking
- VIEWING ESSENTIAL
- EPC: D (58)  
COUNCIL TAX: C





**SITUATION:**

Melksham offers an excellent range of amenities for all including shops and supermarkets. The new Melksham campus completed in 2023 provides library, fitness centre, swimming pool and much more.

Melksham provides easy access to the M4 corridor and has transport links including bus services and a train station to the neighbouring towns including Chippenham, Trowbridge, Bradford on Avon and the Georgian city of Bath lies some 12 miles distant.

**DESCRIPTION:**

Charming detached bungalow, tucked away within a small cul de sac and offering bright and light accommodation to include entrance hall, lounge/diner, conservatory, kitchen, two double bedrooms and shower room with generous gardens, garage and parking, backing onto open playing fields. Further benefits include double glazing and gas central heating. Viewing highly recommended.

**ACCOMMODATION:**

With front door leading to:-

**ENTRANCE HALL:**

With access to loft, storage cupboard, radiator, doors to:-

**LOUNGE/DINER:**

16' 09" x 11' 08" (5.11m x 3.56m) With sliding patio doors opening into conservatory, two radiators, door to:-

**CONSERVATORY:**

11' 04" x 6' 10" (3.45m x 2.08m) Windows to all sides and sliding door to gardens.

**KITCHEN:**

9' 06" x 7' 06" (2.9m x 2.29m) With window to side and rear, range of fitted base and wall units, incorporating stainless steel single drainer sink unit with mixer tap, space for fridge/freezer and washing machine, built in electric oven with hob and extractor hood over, tiled floor, radiator, wall mounted gas boiler supplying central heating and domestic hot water.

**BEDROOM ONE:**

14' 03" x 9' 10" (4.34m x 3m) With window to front, radiator.

**BEROOM TWO:**

11' 0" x 9' 05" (3.35m x 2.87m) With window to front, radiator.

**SHOWER ROOM:**

With window to side, white suite comprises:- enclosed corner shower cubical, pedestal wash hand basin, low level w.c., built in shelved storage cupboard.

**OUTSIDE:**

**GARDENS:**

Delightful level gardens surround the bungalow, there are gravelled areas, lawns and child's play area and a further gravelled driveway. A large covered seating area gives ample room for outside entertaining and there is an abundance of flowers, bushes, shrubs and trees. Garden shed A gateway to the rear gives access onto the playing field.

**GARAGE:**

En block - close by.

**TENURE:**

Freehold with vacant possession on completion.

**SERVICES:**

Main services of gas, electricity, water and drainage are connected. Central heating is from the gas fired boiler (not tested by Kavanaghs).

**COUNCIL TAX:**

The property is in Band C with the amount payable for 2022/24 being £1981.87

**CODE: 15/6/23 11217**

**TO ARRANGE A VIEWING:**

To arrange a viewing please call 01225 706860 or email [sales@kavanaghs.co.uk](mailto:sales@kavanaghs.co.uk).

