



FREEHOLD GUIDE PRICE  
**£200,000**  
**12 Chestnut Drive**  
Bulkington, SN10 1TB



A nicely presented two bedroom semi-detached home situated in a cul-de-sac location away from main roads and busy traffic but close to open countryside walks and within easy reach of the market towns of Devizes, Melksham and Trowbridge, all of which cater for most every day leisure and shopping needs.

- Two bedroom home
- Village location
- Close to countryside walks
- Within easy reach of nearby towns
- No onward chain
- Ideal buy-to-let or first time buy
- Generous parking
- Enclosed garden
- Double glazing
- Oil central heating



## SUMMARY

Benefits of the property include double glazing complemented by oil fired central heating to radiators. Notably there is generous parking for 2 or 3 cars and a private safe enclosed garden to the rear.

## GROUND FLOOR

Hall with under-stair storage cupboard. Kitchen:- fitted with a range of floor and wall units, electric hob with hood above and oven under, space and plumbing for appliances. Sitting room:- with sliding patio doors opening to the rear.

## FIRST FLOOR

Landing with access to loft space, airing cupboard. Two bedrooms, one of which has fitted wardrobes and cupboards. Bathroom:- with bath having shower over, W.C. and basin.

## OUTSIDE

At the front of the property is a gravelled area interspersed with plants whilst to the rear is a private enclosed garden comprising terrace leading to gravel area with pretty flower borders shrubs and plants. Generous parking spaces belong to the property for several cars to the left of next door.

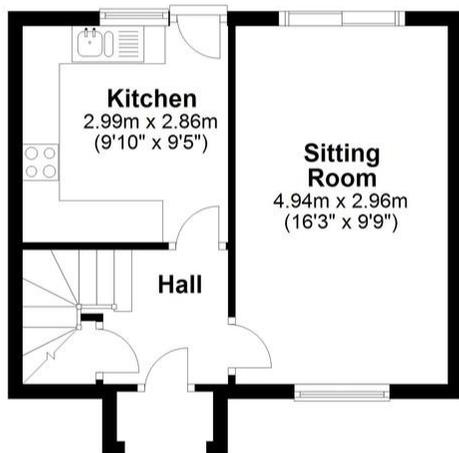
Energy Efficiency Rating C.





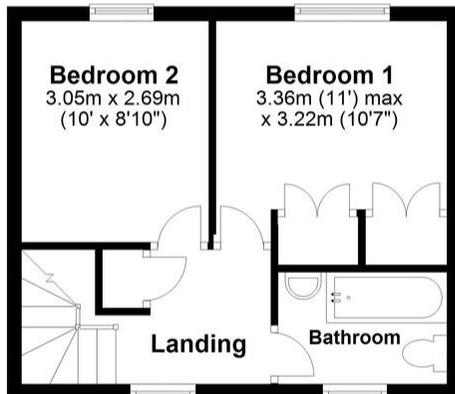
## Ground Floor

Approx. 30.3 sq. metres (326.6 sq. feet)



## First Floor

Approx. 29.7 sq. metres (319.2 sq. feet)



## DIRECTIONS

From the centre of the village head West where Chestnut Drive will be found on the right-hand side before exiting the village.

Total area: approx. 60.0 sq. metres (645.8 sq. feet)

 **jones robinson**  
Incorporating Martin Walker

3 Wine Street  
Devizes  
SN10 1AP

01380 730200  
enquiries@mwwilts.co.uk  
www.mwwilts.co.uk

If there are any queries in relation to these property particulars, please contact this office to check the information. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. The Jones Robinson Group and the vendors of this property give notice that:

1) The sales particulars are intended to provide accurate and reliable information regarding the property for the guidance of intending purchasers. Whilst all descriptions, reference to condition, dimensions, areas, and measurements are believed to be accurate any intending purchasers should not rely on them as statements of fact and must satisfy themselves by inspection as to their correctness. 2) The particulars do not constitute part of an offer or contract with prospective purchasers. 3) All curtains, carpets, blinds equipment, light fittings and fixtures are deemed to be removable by the Vendor unless specifically negotiated with the sale of the property. 4) No person in the employment of the Jones Robinson Group has any authority to make or give representation or warranty whatsoever in relation to this property on behalf of the Jones Robinson Group, nor enter into any contract on behalf of the vendor. 5) We offer a wide range of services through third party providers including solicitors, mortgage providers, EPC suppliers and other contractors. You are under no obligation to use these services and it is Your discretion whether You choose to deal with these providers or use Your own preferred supplier. Our mortgage provider pays Us a referral fee averaging at £429 per referral (based on total referrals in 2018), our conveyancing provider pays Us a referral fee averaging at £302 per referral (based on total referrals Jan-May 2019) and our contractors (including EPC providers) pay Us an average fee of £13 per referral (based on total Jones Robinson Group referrals in 2018). Full details of our referral fees are listed on our website.

