

Little Cedars, Swindon Road, Malmesbury, Wiltshire, SN16 9LU



Detached family home • Well proportioned accommodation • Convenient location for the town centre • Open plan kitchen/dining room with access to the garden • Dual aspect sitting room • Mature wrap around garden • Non estate location of three similar properties. • Off road parking and single detached garage • EPC D

Little Cedars,

Swindon Road, Malmesbury, Wiltshire, SN16 9LU

Key Features



4

Bedrooms



2

Bathrooms



2

Receptions

About the property

Introducing this stunning modern detached house located in a sought-after town, offering a delightful blend of contemporary design and comfortable living. Boasting four generously sized bedrooms, this property is perfect for growing families seeking ample space and privacy. Upon entering, you will be greeted by bright and airy interiors, creating a welcoming atmosphere throughout. The house has been meticulously maintained and is in excellent condition, ensuring a hassle-free move-in experience.

The property benefits from a range of desirable features, including a well-maintained wrap around garden, providing an ideal space for relaxation. Off-street parking and a garage offer convenient storage options for vehicles and other belongings. Situated in a highly accessible location, this home is within easy reach of local amenities, schools, and transport links, making daily commutes and errands a breeze.

Don't miss this opportunity to call this comfortable and contemporary property your new home. Contact us today to arrange a viewing and experience the charm and convenience that this house has to offer.

Move Ready

Our seller for this property has opted to use our 'Move Ready' pack because they are keen to put themselves in the best position to achieve a smooth and speedy sale. They have opted to make purchasing the pack a condition of their sale as a show of their commitment, with the aim of a faster less complicated process.

The cost of the pack to the buyer is £300 inc VAT (non-refundable) and includes the following that is in place ready to be sent to your solicitor upon offer acceptance:

- Property Information Questionnaire
- Fittings and Contents forms
- Official copy of Title Register or Epitome of Title if an unregistered title

- Title plan
- Local Authority search
- Draft contract
- A buyers information booklet will be shared on first viewing
- Anti Money Laundering Checks

Amenities

Malmesbury, one of the oldest boroughs in England is a thriving historic town situated in an ideal location for easy access to the M4, and within easy reach of Cirencester, Swindon, Bristol, Cheltenham and Bath.

There are a good range of shops including a new, recently opened Waitrose store, hotels, eateries, leisure and sporting facilities, primary and secondary schools in the town, and numerous historical buildings of interest including Malmesbury Abbey and The Market Cross, situated in the heart of the town.

Within the local area a number of places of interest including the world famous Westonbirt Arboretum with 18 thousand trees and shrubs in some 600 acres of beautiful landscaped grounds.

Directions

From our office in Tetbury turn right at the Market Place and follow the A4014. At the roundabout follow the A429, going past the Garden Centre and over the roundabout past Waitrose, at the next roundabout take the first exit onto A4042. Little Cedars will be found on the left hand side.

Services & Tenure

The tenure is Freehold. Mains water, drainage, gas and electricity are connected.

Local Authority

Wiltshire Council

Council Tax Band: F

Our reference

TET/JR/RN/05022024

We'd love to hear from you

3 Church Street, Tetbury, Gloucestershire, GL8 8JG

T: 01666 504418

E: tetbury@perrybishop.co.uk







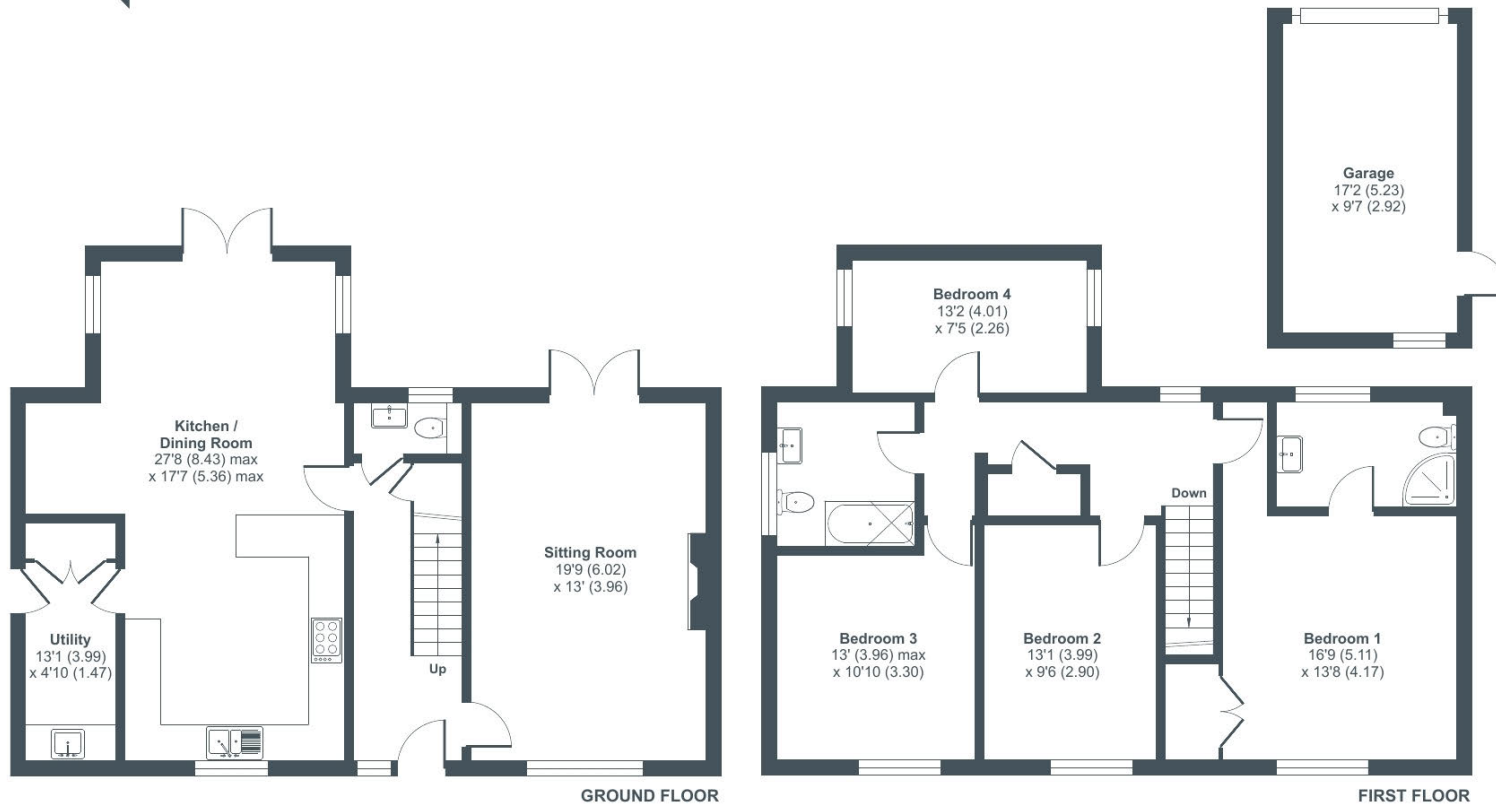
Swindon Road, Malmesbury, Wiltshire, SN16

Approximate Area = 1698 sq ft / 157.7 sq m

Garage = 166 sq ft / 15.4 sq m

Total = 1864 sq ft / 173.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Perry Bishop. REF: 1081808



3 Church Street, Tetbury, Gloucestershire, GL8 8JG

T: 01666 504418

E: tetbury@perrybishop.co.uk

perrybishop.co.uk

ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

