



Plot 1, Merrett Court  
Melksham, SN12 7QP



# 1 Merrett Court Snarlton Lane, Melksham, Wiltshire, SN12 7QP

Merrett Court is an exciting new development by renowned local developers Ashford Homes, offering the finest quality of finish and an unrivalled specification. The homes range from 2,3 to 4 bedrooms.

- By Appointment Only
- Superb New Development
- 2 Double Bedrooms
- Open Plan Kitchen/Diner
- High Specification Finish
- Allocated Parking
- Private S/W Facing Garden
- LABC 10 Year Guarantee
- Gas Condensing Boilers
- 840 SQFT / 78 SQM

£245,000



Proposed Development at Snarlton Lane, Melksham - Proposed Ground Level Perspectives



Proposed Development at Snarlton Lane, Melksham - Proposed Aerial Perspectives



**\*\*SUPERB NEW DEVELOPMENT\*\* HIGH SPECIFICATION FINISH\*\*  
(BY APPOINTMENT ONLY- PLEASE CALL STRAKERS FOR ALL ENQUIRIES & FOR AN EARLY RESERVATION)**

An exceptional new development by Ashford Homes.

Plot 1 is a well proportioned end of terrace 2 bedroom home (840sqft). On the ground floor in this property a long hallway with downstairs cloakroom leads off to an open plan 16ft contemporary kitchen/diner and a 14ft sitting room with French doors out to the garden. On the first floor there are two good sized double bedrooms and a family bathroom. Outside there is allocated block paved parking for 2 cars. Front gardens will be planted and/or turfed. The rear gardens levelled and prepared for customer to finish to their own designs. (Plot 1 will be south west facing). This property would be an ideal house for a First Time Buyer/Downsizer or equally suitable for an Investment Buyer too with an estimated rental of £775 pcm which equates to a 3.8% yield based on the current asking price.

Each homes comes with the benefit of a LABC 10 year guarantee. Anticipated completion for Plot 1 is scheduled August 2021. Help To Buy for First Time Buyers is still available on this plot.

#### Situation

Melksham is a former market town which has variety of shopping, leisure facilities, primary and secondary schools and supermarkets. Situated only 12 miles south of the M4 motorway, Melksham has good bus routes, road and rail links to Chippenham and by train onto Bath, Bristol and London. The Georgian city of Bath, (c.11 miles) and the ever expanding town of Chippenham and Trowbridge (c.6 miles) offer a comprehensive range of facilities and access to the M4 Motorway via junctions 17 and 18 respectively. Melksham is an ever expanding town with facilities matching the number of property developments planned and under construction.

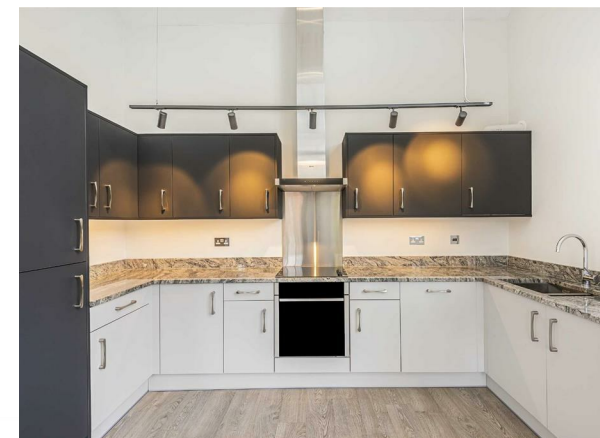
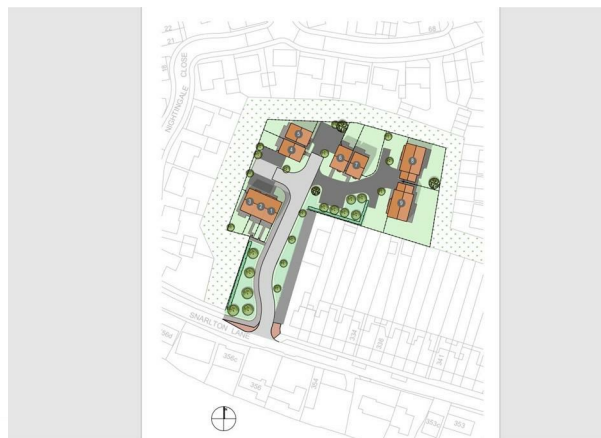
#### Property Information

Tenure: Freehold. Services: All mains services. Gas fired central heating. Predicted SAP Rating: B  
Agent's note: Please note the main image is a CGI (computer generated image) as the house is currently under construction

#### Agent's Note

Agent's note: Please note the internal pictures are of the show home on another Ashford Homes development and are used purely as an illustration on the high specification used by Ashford Homes.

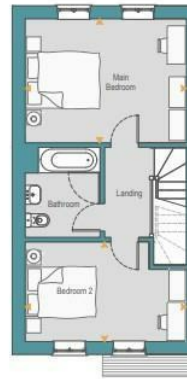
House layouts and site plans are produced in good faith and are intended to give potential customers a flavour of each particular house type. Plot sizes and landscaping may vary. Marketing material is provided for general information purposes only. All room sizes are approximate, the kitchen layouts are indicative for illustration purposes only and The Doric Developments Ltd reserve the right to change the specification.



*Crafting beautiful homes*



**ASHFORD  
HOMES**  
(SOUTH WESTERN) LIMITED



#### First Floor

**Main Bedroom**  
3.41 x 4.43  
(11'2" x 14'6")

**Bedroom 2**  
2.74 x 4.43  
(8'12" x 14'6")

**Net Sales Area:**  
39m<sup>2</sup> (420ft<sup>2</sup>)



#### Ground Floor

**Kitchen / Dining**  
2.20 x 4.91  
(7'3" x 16'1")

**Living Room**  
3.79 x 4.43  
(12'5" x 14'6")

**Net Sales Area:**  
39m<sup>2</sup> (420ft<sup>2</sup>)

**Total Net Sales Area:**  
78m<sup>2</sup> (840ft<sup>2</sup>)

Snarlton Lane, Melksham - Plot 1 - Sales Plan - Scale 1:100 @ A4

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