



JAMES PYLE<sup>CO.</sup>

3 Adyes Court, Ingram Street, Malmesbury, Wiltshire, SN16 9AY

Pretty period cottage  
Ideal low maintenance investment/holiday home  
Town centre location  
Off-road parking  
3 bedrooms  
Fitted kitchen  
Bathroom with roll-top bath  
Characterful living room  
No onward chain

Approximately 990 sq ft



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £300,000**

‘Located a stones throw from the High Street, this pretty period cottage has the rare advantage of off-road parking and enjoys a south-facing aspect’



### The Property

This pretty period cottage is set within a charming south-facing mews courtyard setting comprising only 4 homes located just a moments' walk to the High Street and an abundance of shops and restaurants. This Freehold cottage is available with no onward chain and has the rare benefit of parking. The characterful interior is arranged principally over two floors with an additional attic floor accessed via a drop down ladder from the landing which is fully boarded with Velux windows. The ground floor comprises a fitted kitchen complete with a fridge, washing machine, and cooker, and a living room with a feature fireplace, exposed timber beams, and store cupboard. Upstairs, there are three bedrooms and a beautifully fitted

bathroom with a shower over a roll-top bath. Externally, there is the benefit of a parking space in front of the cottage and a little courtyard space for table and chairs. There is a communal bin storage area at the entrance of Adyes Court.

### Situation

Malmesbury is an ancient hilltop town situated on the southern edge of The Cotswolds. Traditionally a market town serving the rural area of North West Wiltshire, the town is reputed to be the oldest borough in England created by Charter in 880 AD by Alfred the Great. Today, the High Street has numerous independent shops, pubs and restaurants including a new Aldi, a Waitrose store and a regular weekly Farmer's market whilst the town has excellent choice of

both primary and secondary schools and good recreational and leisure facilities. The M4 motorway (J17) to the south provides fast road access to the major employment centres of Bristol and Swindon together with London and the West Country. Main line rail services are available from Chippenham and Kemble (Paddington in about 75 minutes).

### Tenure & Services

We understand the property is Freehold subject to a Flying Freehold with mains gas central heating, mains drainage, water and electricity.

### Directions

Adyes Court is located on Ingram Street, situated just off from the High Street. Sat nav postcode SN16 9HL.

### Local Authority

Wiltshire Council

### Council Tax Band

D £2,178



### Ground Floor

Approx. 31.2 sq. metres (335.5 sq. feet)



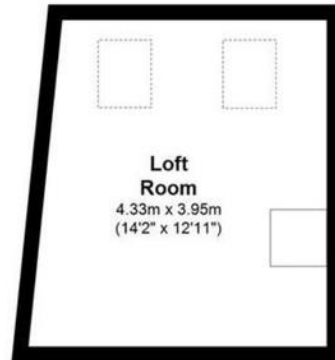
### First Floor

Approx. 44.7 sq. metres (481.4 sq. feet)



### Second Floor

Approx. 16.1 sq. metres (173.7 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90   B
69-80	C		
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		

Total area: approx. 92.0 sq. metres (990.6 sq. feet)

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