



JAMES PYLE & Co.

13a Kings Wall, Malmesbury, SN16 9BJ

Newly refurbished bungalow
Centre of town location
Modern kitchen/breakfast room
Large living room
Three double bedrooms
Two bathrooms

Approximately 1,000 sq ft



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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£1,950 pcm

“ A modern three bedroom bungalow in central Malmesbury with stunning views and allocated parking “



The Property

DESCRIPTION 13A Kings Wall is discreetly tucked away on the historical no-through lane of Kings Wall and yet situated within close proximity to the High Street. Accessed by 2 flights of external stairs, the property sits on the top of the hill and has breathtaking views across the Malmesbury landscape.

Please note, due to the stairs, that this property is not suitable for those with restricted mobility.

The well-presented accommodation extends in all to c.1,000 sq.ft. and the layout includes a sizeable fitted kitchen/breakfast room which has built in appliances and ample room for a

breakfast or dining table. The spacious double aspect living room has far reaching countryside views. The property also has three double bedrooms and one bathroom and a further shower room.

To the rear of the property is a pretty lawned garden with dining area and garden shed, and there is an allocated parking space for one large car at the front.

LOCATION 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 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

Directions

Head down the High Street towards Waitrose, and the take the sharp right hand turn as the road bends to the left into Kings Wall. Locate the property half way down the lane on the right hand side.

Sat nav postcode SN16 9BJ

What3Words ///calms.butterfly.diner

Local Authority
Wiltshire Council

Council Tax Band
E £2,709





Total Area: 92.9 m² ... 1000 ft²

All measurements are approximate and for display purposes only



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