



## 8 Fairfield, Minety, Malmesbury, SN16 9TR

**£1,050 pcm**

Situated within the village of Minety in walking distance to amenities and 8 miles from the market town of Malmesbury, a moder mid terraced home.

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## The Property

**DESCRIPTION** 8 Fairfield is a mid terraced home, built in 2008 and is situated within the village of Minety near Malmesbury and in walking distance to the primary school and further amenities.

The accommodation is arranged over three floors and extends in all to 962 sq.ft comprising on the ground floor of a fitted kitchen, living/dining room with double doors to the garden and a cloakroom. On the first floor are two double bedroom and a family bathroom whilst the top floor master bedroom has an en-suite shower room and ample storage.

The enclosed rear garden is easy maintenance, whilst a rear gate provides access to the private parking area with space for two cars.

**SITUATION** Minety is a lively village with a strong sense of community which boasts a pre-school and excellent primary school serving the local area. The village has a wide variety of clubs and activities, a village hall, well respected local rugby club, tennis club and two public houses. A wider range of amenities can be found in the nearby towns of Cricklade, Malmesbury,

Cirencester and Swindon which are all within easy reach. Whilst enjoying an enviable rural location, Minety is convenient for the local road and rail network with stations at Kemble and Swindon and the M4 readily accessible at nearby Wootton Bassett.

## Directions

From Malmesbury, take the B4040 to Minety. Enter the village and locate the property on the left hand side just after the crossroads. Sat nav postcode SN16 9TR

## Local Authority

Wiltshire Council

## Council Tax

C £1,970

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 88 B      |
| 69-80 | C             | 75 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

