



36 Horsefair, Malmesbury, SN16 0AP

£1,100 pcm

36 Horsefair is a charming grade II listed period cottage, located within the centre of malmesbury yet within walking distance to all amenities.

The Property

DESCRIPTION 36 Horsefair is a charming Grade II Listed period home situated in the centre of Malmesbury, yet within walking distance to all amenities. The cottage has lovely character throughout the property, and the accommodation is arranged over two floors and extending in all to 679 sq.ft.

The ground floor comprises a decent size living room with wood burning stove, followed by the charming fitted kitchen/breakfast room. On the first floor are two bedrooms and a bathroom.

Externally, the rear garden is a private, low maintenance garden enclosed by fencing and a gate.

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 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

From the centre of Malmesbury, follow Gloucester Street into Abbey Row then at the end of the road at The Triangle turn right. Immediately turn left after The Three Cups Inn into St Marys Street and locate the property on the left hand side Sat Nav SN16 0AP

Local Authority

Wiltshire Council

Council Tax

C £1,970

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



Total Area: 63.1 m² ... 679 ft²

All measurements are approximate and for display purposes only