



Foxglove Mews, Plot 2 55B High Street  
Burbage, SN8 3AG





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An exciting new development of 3 new homes set in a convenient location seconds away from the High Street, Burbage, built to a high specification by local builders Pars Development.

- **\*\*STAMP DUTY PAID\*\***
- Integrated Appliances Included!
- Flooring & Turf Included
- PART EXCHANGE Available - please ask for more details.
- SOLAR PANELS
- Kitchen/Family room
- Garden
- Allocated Parking Space x 2
- 10 Year Warranty
- New Build

Prices From £285,000



### Description

**\*\*STAMP DUTY PAID\*\***

All Integrated Appliances Included!

Flooring & Turf Included

Solar Panels

**\*\*PART EXCHANGE AVAILABLE\*\*** please ask for more details.

An exciting new development of 3 brand new homes set in a convenient location seconds away from the High Street, Burbage, built to a high specification by local builders Pars Development. Plot 2 is a wonderfully spacious 2 double bedroom mid terrace home. This well proportioned home is finished to a high standard, including solar panels. On the ground floor the accommodation comprises an entrance hall, downstairs cloakroom, a good sized quality fitted kitchen/dining room, including integrated fridge/freezer, dishwasher and washing machine, the dual aspect living room has patio doors leading onto a garden. On the first floor there are 2 double bedrooms and a modern family bathroom. Outside there are two allocated parking spaces. **RENTAL VALUES:** We anticipate to achieve Rental Figures in the region of £800 pcm on this property, based on current market conditions in November 2019.

### Situation

The property is situated in the popular village of Burbage just off the High Street, located to the south of Marlborough and offering many local amenities including a primary school, convenience store, Post Office, doctor's surgery, public houses and petrol station. Nearby Pewsey has a further range of amenities including rail links to London and the West Country, whilst Marlborough with its famous High Street offers comprehensive shopping and a twice weekly market. Good road communications provide ready access to the larger neighbouring centres of Salisbury, Newbury and Swindon; and via the M4 and A303, London and the West Country. There is a good choice of both state and private schooling in the area and those with an interest in country and leisure pursuits are well catered for in the region.

### Property Information

Tenure= Freehold

Services= All Mains Services Are Connected = Additional Solar Panels

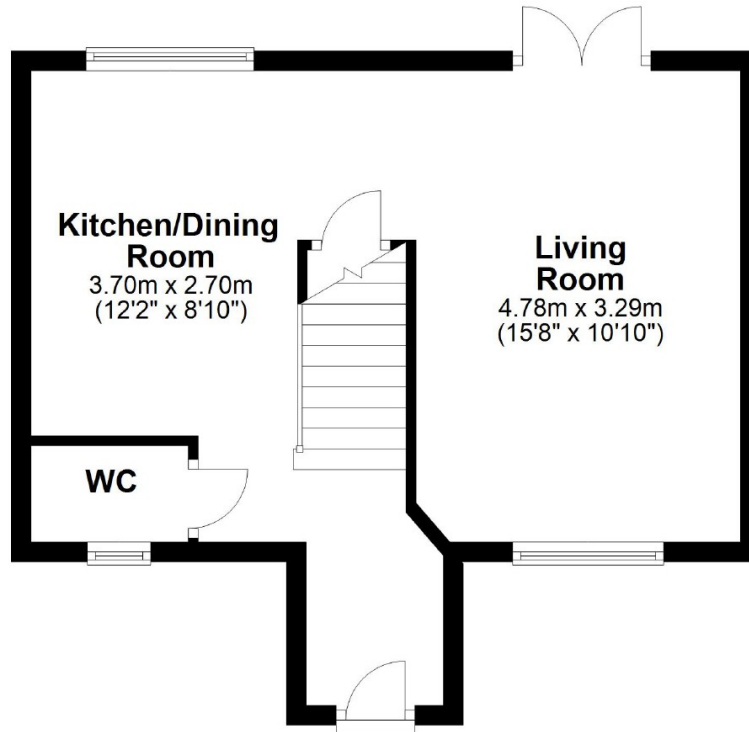
Council Tax Band - TBC





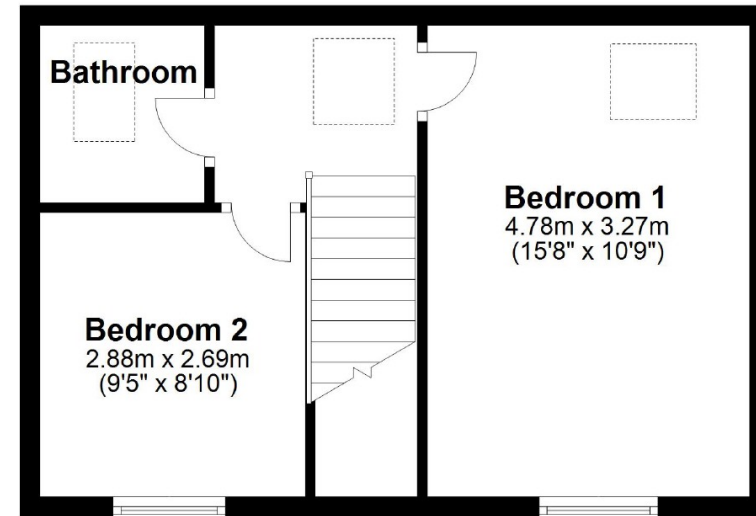
## Ground Floor

Approx. 36.6 sq. metres (393.7 sq. feet)



## First Floor

Approx. 34.4 sq. metres (370.2 sq. feet)



Total area: approx. 71.0 sq. metres (763.9 sq. feet)

Floorplan may not be exactly to scale but is for illustrative purposes only  
Plan produced using PlanUp.

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