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**Provis Mead, Chippenham**

**Guide price £320,000**



This well presented three bedroom detached property sits within a good size established plot located along a popular cul de sac within the popular Pewsham development. The property benefits from replacement kitchen and wet room along with a modern boiler and consumer unit plus Upvc double glazing throughout. The accommodation is based over two floors with the entrance hall leading to the lounge, dining room and conservatory. A downstairs cloakroom and modern kitchen complete the ground floor accommodation. The landing leads to all three bedrooms plus the wet room. Externally the front is laid to lawn with a block paved driveway and access to front and side while the good size rear garden enjoys a lovely mixture of planting with lawn, patio and timber shed.

#### Viewing

Viewings Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 65 New Road, Chippenham, Wiltshire SN15 1ES

#### Situation - Pewsham

The property is most conveniently located on the popular Pewsham development to the South East of the town centre. Pewsham offers a wide range of amenities to include doctors' surgery, primary school and public house. There is a shopping parade with convenience store, chemist and takeaway. Chippenham itself has a wide range of amenities to include High Street retailers plus supermarkets and retail parks and, in addition, there is a leisure centre with indoor swimming pool, library, cinema and public parks. For those wishing to commute there is also a regular main line rail service from Chippenham station to London (Paddington) and the west country and the M4 motorway is easily accessed via Junction 17 a few miles north of the town.

#### Accommodation

With approximate measurements the accommodation comprises:

#### Entrance Canopy

##### Entrance Hall

Upvc double glazed door & window to front, doors to lounge, kitchen, WC, stairs to first floor landing, under stairs cupboard, radiator.

##### Cloakroom

Obscured Upvc double glazed window to front, two piece white suite comprising low level W/C and pedestal wash hand basin with tiled splash back.

##### Lounge 5.49m x 3.35m (18'00" x 11'00")

Bay Upvc double glazed window to front, living flame gas fire with hearth, back and wooden mantle, door to hallway, radiators, television point, telephone point, double door leading to;

##### Dining Room 2.95m x 2.69m (9'08" x 8'10")

Sliding french doors to conservatory, radiator.

##### Conservatory 2.84m x 2.26m (9'04" x 7'05")

Of Upvc construction with double glazed windows to three sides, wall light, door to side.

##### Kitchen 2.92m x 2.64m (9'07" x 8'08")

Upvc double glazed window to rear, doors to entrance hall and garden, fitted kitchen offering a matching range of wall and base units, one and a half bowl stainless steel sink drainer inset to rolled edge work surfaces, splash backs, integrated electric oven and four ring gas hob with matching cooker hood over, space and plumbing for automatic washing machine, fridge freezer, wall mounted boiler, radiator, door to side.

##### Landing

Upvc double glazed window to front, airing cupboard with tank and shelving, access to roof void.

##### Bedroom One 3.66m x 3.30m (12'00" x 10'10")

Upvc double glazed window to rear, radiator, built in double wardrobe, telephone point.

##### Bedroom Two 3.58m x 2.79m (11'09" x 9'02")

Upvc double glazed window to front, radiator, built in double wardrobe.

##### Bedroom Three 2.57m x 2.57m (8'05" x 8'05")

Upvc double glazed window to front, radiator.

##### Wet Room

Obscured Upvc double glazed window to rear, fitted with a three piece suite comprising shower, pedestal wash hand basin, low level w/c, all with chrome fittings, fully tiled, chrome heated towel rail, extractor fan.

##### Front Garden

Laid to lawn with central small tree, blocked paved driveway with access to front and rear.

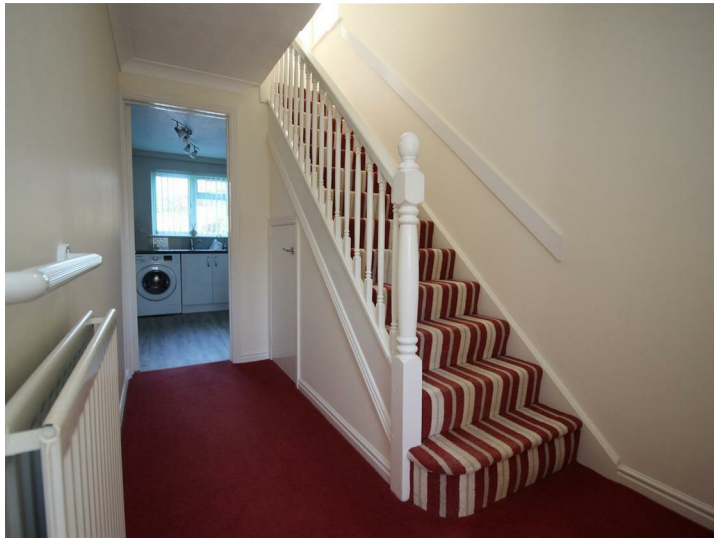
##### Single Garage

With up and over door, personal door to rear, power and light.

##### Rear Garden

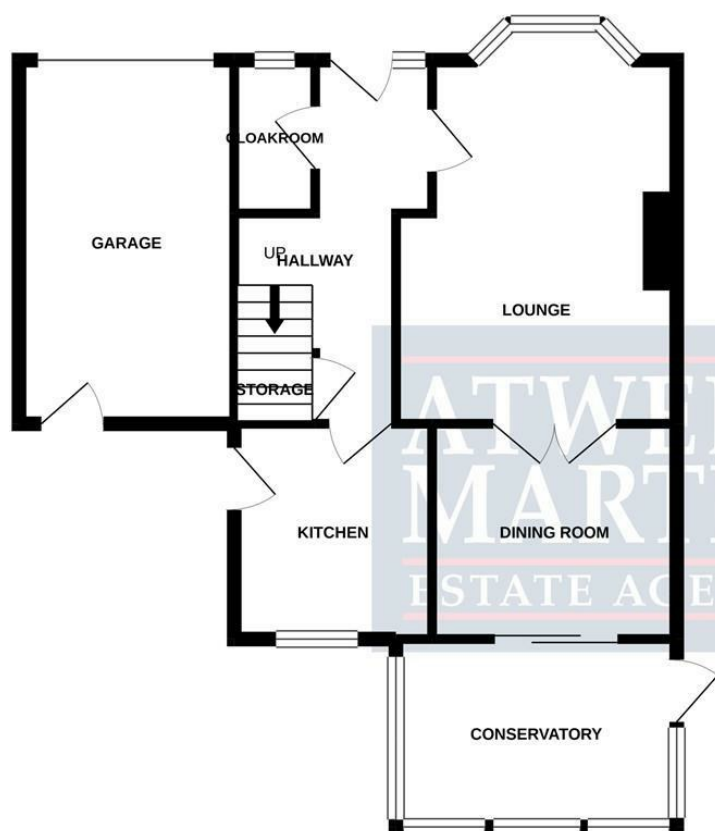
Good size established rear garden mainly laid to lawn with patio area, timber shed and gates leading to the rear and side of the property.



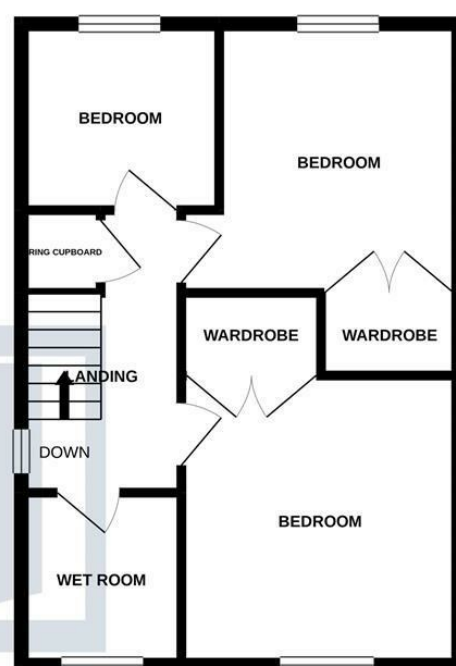




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing