

# BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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## 2, Moffatt Rise, Malmesbury

Price Guide £385,000

An attractive detached home (959 sq ft), with a larger than average rear garden.

3 bedrooms, family shower room and en suite cloakroom. Lobby, sitting room, dining room, kitchen, rear lobby and cloakroom. Garage, parking, gardens.

NO ONWARD CHAIN



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# 2 Moffatt Rise, Malmesbury

## The Property

Built in 1996, and in the same ownership since 1998, this detached home has elevations of reconstituted stone with brick quoins and window dressing. There are UPVC double windows and the gas boiler was replaced in 2019, with a 5 year warranty, and is serviced annually. The larger than average rear garden is a particular feature, offering the option for an extension at the rear, subject to obtaining the necessary consent.

## The Accommodation

The front door leads into an entrance lobby with a coat cupboard and stairs off to the first floor. On the left is the dual aspect sitting room, with sliding doors into the rear garden. The fireplace has an external chimney and is fitted with a Jetmaster gas coal-effect fire. On the right of the lobby is the dining room, with an arch through to the kitchen, which has space for a cooker, washing machine and fridge/freezer. A door leads to a rear lobby with external door, a second door into the sitting room, and also the cloakroom with vanity basin and high level cupboard. The first floor landing has a window to rear. The largest bedroom has a deep built-in wardrobe and an en suite cloakroom. Bedroom two also has a large built-in wardrobe, and the over-stair airing cupboard with the hot water cylinder. Bedroom three at the rear is a decent single, and has a trap door to the loft space, which is part boarded with a ladder and light. The bath in the family bathroom has been replaced with a large shower enclosure, with an electric shower.

## Outside

There is driveway parking in front of the garage and a lawned front garden with borders. A gate between the house and garage gives access to the rear garden. This has a large patio adjoining the house and a path leading to the side door of the garage, which has power, light and eaves storage space with boarding. The enclosed rear garden has a lawn with borders and at the rear of the garage is a shed and greenhouse. There is an external tap and lighting.

## General

All mains connected. The Worcester gas boiler in the kitchen supplies central heating and hot water. Council Tax band D - £2,289.65 payable for 2023/24. EPC rating band D -68.

## Location

Malmesbury lies close to the border of Wiltshire and Gloucestershire, 14 miles south of Cirencester and 10 miles north of Chippenham, with Swindon 16 miles to the east and Bath 24 miles to the west. It has a good selection of shops including a Waitrose supermarket, a regular farmers' market, a library, museum, leisure centre with pool, two primary schools and an Ofsted rated Outstanding secondary school. It is also home to the UK headquarters of Dyson, who employ over 3000 people. J17 of the M4, 5 miles south, provides access to the area's major employment centres and there are trains to Paddington in just over an hour from Chippenham, Kemble and Swindon.

## Directions to SN16 9UX

At the top of Malmesbury High Street bear left and continue past the Abbey to the Triangle. Here turn right and continue down Gloucester Road, over the roundabouts, and branch right onto Reeds Farm estate. Turn left into Webbs Way and take the 5th right into Moffatt Rise.

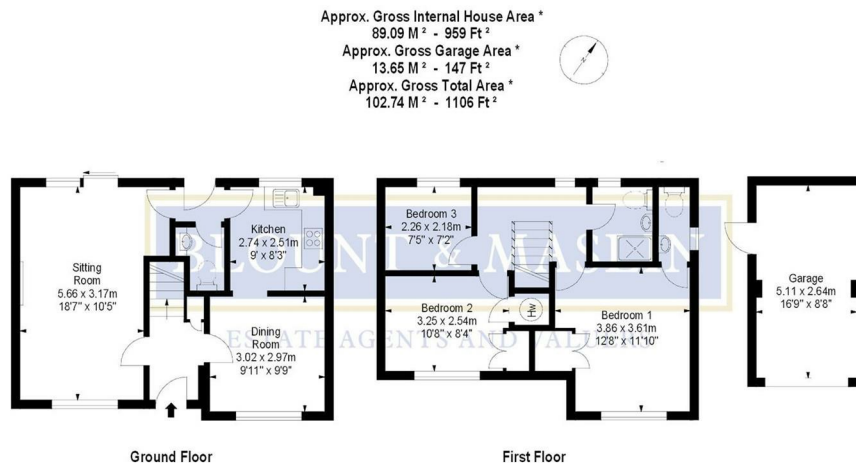


Illustration For Identification Purposes Only. Not To Scale

\* As Defined by RICS - Code of Measuring Practice