

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

50 High Street Malmesbury
Wiltshire SN16 9AT

Tel: 01666 825725

sales@blount-maslin.co.uk



8 Bremilham Rise, Malmesbury

Price Guide £245,000

A deceptively spacious family home (986 sq ft) in need of modernisation. Situated in a convenient location for schools, town centre amenities and country walks.

Covered porch, entrance hall, cloakroom, sitting room, dining room, garden room, kitchen.

3 double bedrooms, family shower room.

Enclosed south facing rear garden. Gated front garden with potential for off-road parking.

CHAIN FREE



8 Bremilham Rise, Malmesbury

The Property

Offering plenty of scope for modernisation, this is an excellent opportunity to create and add value to a deceptively spacious family home. A gated front garden leads to a covered porch with useful storage. The front door opens into the entrance hall, with a cloakroom and utility/coats cupboard. The ground floor accommodation also includes a kitchen, dining room, sitting room and sunny garden room with door to the garden. Upstairs there are three double bedrooms and a family shower room.

The south-facing rear garden is fully enclosed and mainly laid to lawn with shrub borders. Subject to the necessary permissions, the front garden could potentially be adapted to provide off-road parking.

General

All mains connected. Electric storage heaters and an immersion tank supplies hot water. UPVC windows and doors. Wiltshire Council Tax Band B - £2047.29 payable for 2026/27. EPC rating E - 51.

Malmesbury

Reported to be England's oldest borough, dating from around 880AD, and voted Best Town in the South West in 2026. Malmesbury is a vibrant market town. Home to a stunning 12th century Abbey, a 15th century Market Cross and a charming High Street with unique,

independent shops. There are lovely walks along the beautiful River Avon, fabulous cafes, restaurants, pubs and the oldest Hotel in England. It has a Waitrose supermarket, a regular farmers' market, a library, museum, leisure centre with pool, two primary schools and a 'High Performing Academy' secondary school. It is also home to the UK headquarters of Dyson. Nearby are the popular attractions of Westonbirt Arboretum and the Cotswold Water Park. The City of Bath is 23 miles to the south-west and 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 and Kemble. The nearest airport is at Bristol and London Heathrow is within easy reach along the M4.

Directions to SN16 0DH

At the top of the High Street bear left and continue until the Triangle. Here turn left onto Bristol Street and, after about quarter of a mile, turn right into Bremilham Rise. Bear right and the house is on your right hand side.

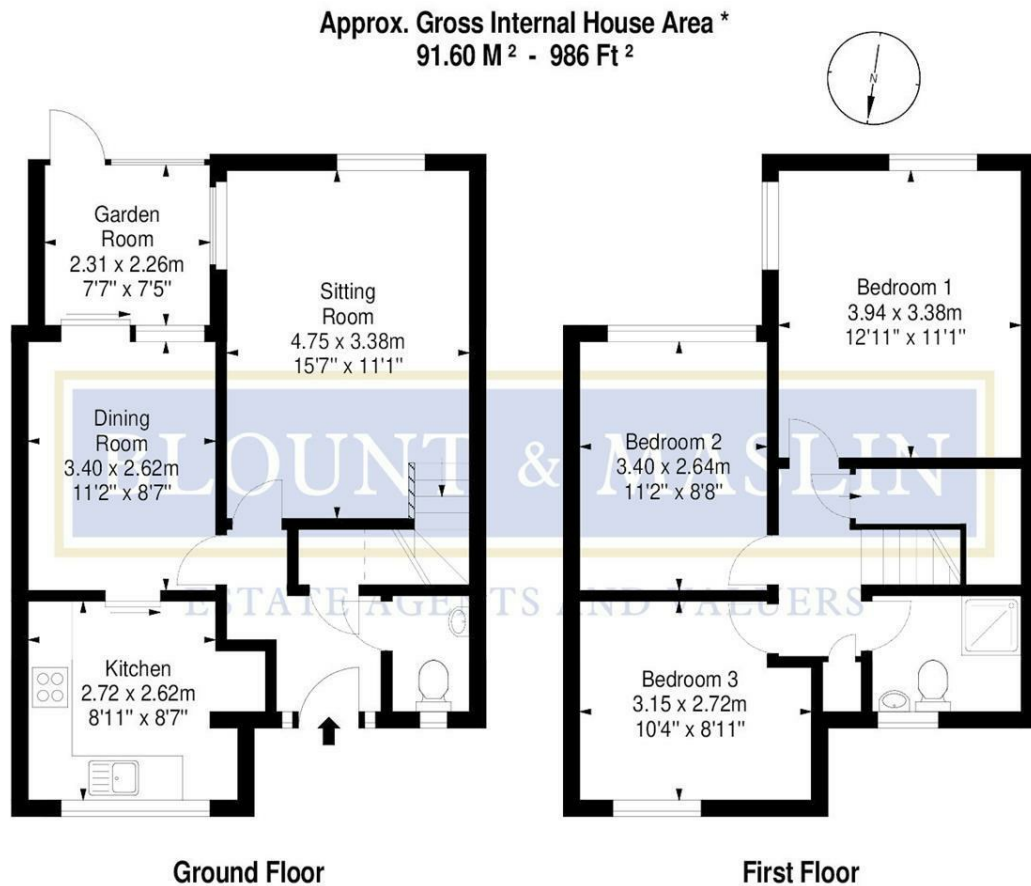


Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice