

4 BEDROOM DETACHED BUNGALOW | CHURCH HILL RISE, BROMHAM, SN15 | £400,000

DESCRIPTION

Situated in an elevated position within a quiet cul-de-sac "View Point" genuinely lives up to its moniker, enjoying a stunning aspect to the countryside below and the local church. The well proportioned accommodation, which would benefit from updating, offers plenty of potential for improvement and currently comprises; a spacious L-shaped lounge / dining room with large picture windows designed to make the most of the views; a lovely garden room / study; fitted kitchen; two shower rooms and four bedrooms. Externally there is ample off-road parking leading to a detached double garage with laundry / utility room. Landscaped gardens which are principally laid to lawn, provide a wonderful space for entertaining and al fresco dining with two large patio areas which again are positioned to take advantage of the countryside vista.

The property is pleasantly situated on a corner plot within Church Hill Rise within Bromham, a popular village with a thriving community and a range of pursuits available from countryside walks to visiting historic battlefields such as the imposing Roundway Hill where the Battle of Roundway was fought between the Roundheads and the Cavaliers.

Local facilities include an excellent Church of England primary school and a pre-school, public houses, a curry house, a butchers and farm shops, village shop, post office, a library and a church.

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: E

EPC Rating: C

Solar panels

Historic subsidence with full remedial works carried out in the year 2000.

Full structural survey available on request explaining that the bungalow is structurally sound with no signs of



movement.

KEY FEATURES

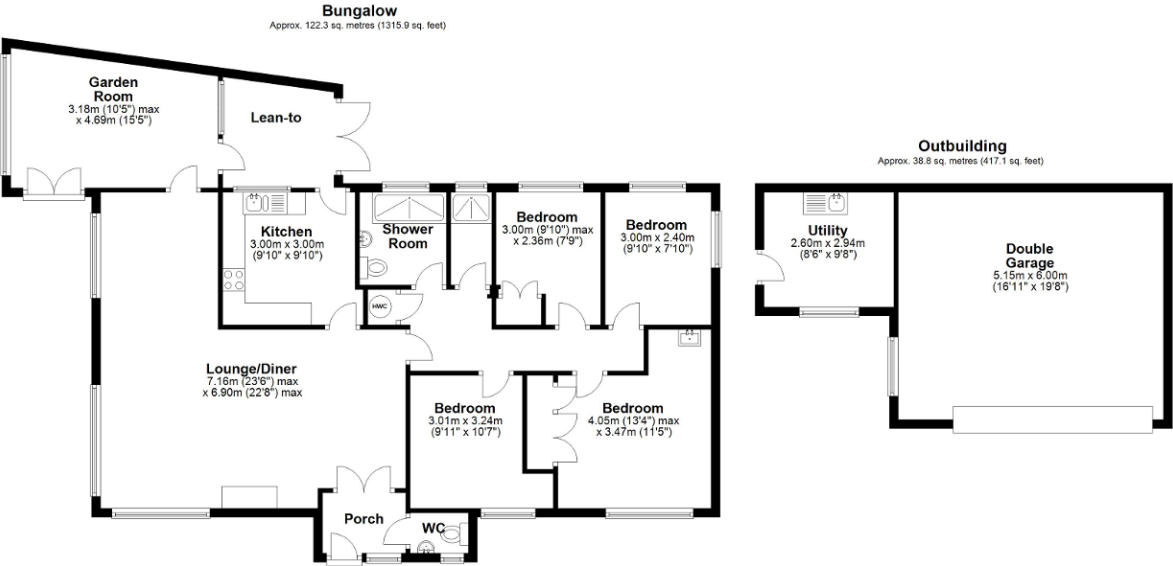
- Detached bungalow
- Spacious lounge / dining room
- Driveway parking
- Quiet cul-de-sac
- Landscaped gardens
- Four bedrooms
- Detached double garage
- Exceptional countryside views
- Requires updating
- No onward chain





ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 161.0 sq. metres (1733.1 sq. feet)

DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

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