



#### **DESCRIPTION**

This three bedroom detached family home is in need of modernisation and has tons of potential subject to planning. Located on Lavington Lane in an elevated position.

On the ground floor there in an entrance hall leading to three reception rooms, a kitchen and downstairs bathroom.

Upstairs there are three double bedrooms, two of which enjoy wonderful views to the rear and over the impressive garden and beyond.

To the front there is plenty of off road parking and a garage to the side.

All in all, a fantastic opportunity to acquire this well positioned home, ripe for the picking. Please be quick to avoid disappointment.

Lavington Lane is close to the centre of the small and very desirable Wiltshire villages of Littleton Panell and Market Lavington, with large gardens and enjoying delightful rural views. Local amenities in the village and the adjoining village of West Lavington include a local store/post office, public house, primary and comprehensive schools, a church, playing field and the renowned Dauntsey's School just a short walk away. The bustling market town of Devizes is just five miles north providing a wider range of shopping, transport and leisure facilities including a thriving weekly market. The larger centres of Bath, Swindon, Salisbury and Bristol are all within commuting distance.

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: E EPC Rating: F

Mains electricity, water and drainage.

Oil fired central heating.





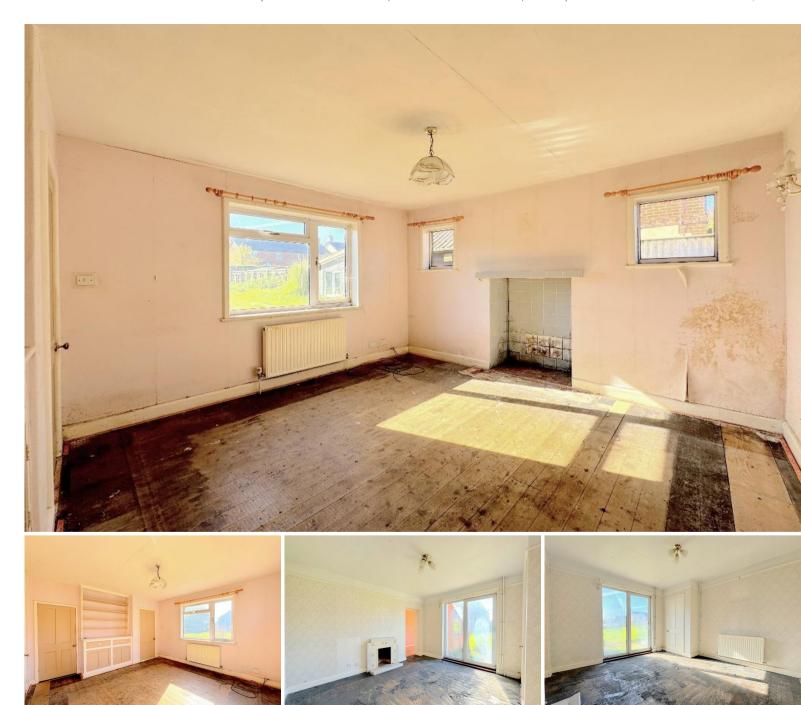






## **KEY FEATURES**

- Rare development opportunity STP
- 0.23 acre
- Country views
- Three reception rooms
- Large rear garden
- No onward chain
- Desirable village location
- Three bedrooms
- Kitchen & Bathroom
- Plenty of parking

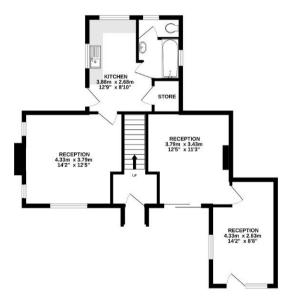




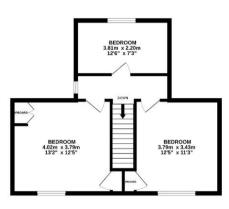








### FIRST FLOOR 44.3 sq.m. (476 sq.ft.) approx.



## TOTAL FLOOR AREA: 102.0 sq.m. (1098 sq.ft.) approx.

Whilst even attempt has been made to ensure the occurso of the floorpin commande here, measurements of doors, windows, rooms and any other times are approximate and no responsibility is taken for any error, prospective purchaser. The services, species and applicances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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#### **ENERGY EFFICIENCY**

Energy Efficiency Rating	
Score	Energy rating Current Potential
92+	A
81-91	В
69-80	C 73  C
55-68	D
39-54	E
21-38	F 31  F
1-20	G

### **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.

# APPLEBY & TOWNEND

4D Broad Lane Farm

Seend

Melksham

Wiltshire, SN126RJ

Tel: 01225 983 910

E-mail: help@applebyandtownend.co.uk

www.applebyandtownend.co.uk Web: