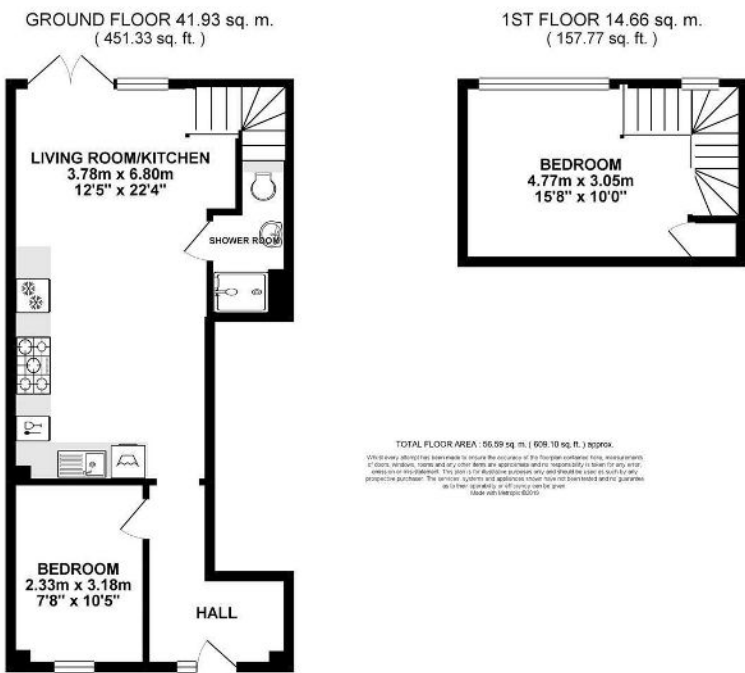


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) A			
(81-90) B			
(71-80) C		77	78
(61-70) D			
(51-60) E			
(41-50) F			
(1-40) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Units are given in square metres. To convert to square feet, multiply by 10.764. All measurements are approximate and should be used as a guide only. The seller does not warrant the accuracy of the measurements. The buyer should verify the measurements before purchase. The seller does not warrant the accuracy of the measurements. The seller does not warrant the accuracy of the measurements. The seller does not warrant the accuracy of the measurements.

VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

DISCLAIMER: All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only - they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.

ZEST ESTATE AGENTS

1A MILE END
LONDON ROAD
BATH
BA1 6PT

T: 01225 48 10 10
E: HAPPYTOHELP@ZESTLOVESPROPERTY.COM



01225 48 10 10 • happytohelp@zestlovesproperty.com • www.zestlovesproperty.com



**HOME BARNS,
MARSHFIELD SN14 8JN**
2 BEDROOM HOUSE

**OFFERS IN EXCESS OF
£260,000**

- Two bedroom semi-detached property
- Private rear garden
- Gated community with no onward chain
- Open plan living with well equipped kitchen and lounge
- Allocated parking for two cars and separate electric chargers available
- Leasehold, Council tax band C, EPC rating C



DESCRIPTION

Upon entering the property on the ground floor, you are welcomed into a spacious hallway that leads to a modern kitchen, dining, and living area. French doors open onto a private patio and garden, perfect for outdoor relaxation. This level also features the second bedroom and a shower room. Upstairs on the first floor, you'll find the master bedroom, which boasts lovely views of the garden. The property comes with two allocated parking spaces within a gated communal entrance. Residents can enjoy access to stunning communal gardens with scenic rural views, as well as a bike and bin storage area. There's also a meeting room with a kitchenette and cloakroom, ideal for working from home. Additionally, two electric car chargers are available for use.

MARSHFIELD

Marshfield was a prosperous Cotswold wool town and the high street is very picturesque with seventeenth, eighteenth and early

nineteenth century homes. There are two very well regarded pubs in the High Street, the Catherine Wheel, and the Lord Nelson Inn and the pretty Sweetapples tea shop is worth a visit. There is also an interiors shop, Vintage and Brown, butcher, post office, general shop and primary school.

Marshfield offers very good access to the M4 and is located approximately 10 miles away from Chippenham railway station, which gives you access to London Paddington within 1 hour and 14 minutes. The World Heritage City of Bath is just 6 miles away also giving you access to wider selection of schools.

TENURE

Leasehold
999 lease - 982 years remaining
Management charge - £392.02 per quarter (includes insurance)
Home Barns Management Company Ltd
Subject to change

