

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(81-91) A		84	
(61-80) B			
(41-60) C			
(21-40) D			
(1-20) E			
(1-10) F			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

3 Bay Gardens, Melksham SN12 6ZU
 Approx. Gross Internal Area
 Main House - 843 sq ft - 78 sq m



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.

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**BAY GARDENS, MELKSHAM
 SN12 6ZU**

**GUIDE PRICE
 £320,000**

3 BEDROOM HOUSE - SEMI-DETACHED

- Beautifully presented semi detached property, built in 2021 by Bloor Homes, set in the sought after Acorns development
- Living room, kitchen/diner with double doors leading out to the rear garden, utility room, cloakroom
- Landscaped garden with beautiful porcelain tiled patio, off road parking, EV charging point
- Finished with high quality materials such a solid wooden flooring and porcelain tiles
- Principle bedroom with double built in wardrobe, ensuite shower room, two further bedrooms, family bathroom
- EPC rating B, Freehold, Council Tax band B



DESCRIPTION

An immaculately presented semi detached family home, built by Bloor Homes in 2021. This exceptional modern property was finished in 2021 with extensive upgrades such as solid wood flooring throughout the ground floor, high quality carpets, integrated appliances, rainfall shower in ensuite, porcelain floor tiles in both of the bathrooms. Externally the garden has been landscaped with an array of trees, plants, shrubs and flowers, complimented by a porcelain patio, perfectly positioned to enjoy the sun. Due to the position of the property it benefits from a larger garden than its neighbours and also also benefits from off road parking and EV charging point. The accommodation offers a living room, leading through to a kitchen diner, well equipped with two integrated ovens, induction hob with extractor over, large integrated fridge freezer, glazed rear aspect

with double doors leading out to the garden. Also to the ground floor there is a utility room and a cloakroom. The upper floor provides a principle bedroom with built in double mirrored wardrobe, ensuite shower room, a further double bedroom, single bedroom/home office and a family bathroom.

LOCATION

The market town of Melksham is within a mile and has many amenities including schools, doctors surgeries and supermarkets. Situated on the banks of the River Avon, Melksham features a historic quarter and a town centre full of independent retailers, cafes, pubs, restaurants and a weekly market on Tuesdays. Facilities include a library, gym and swimming pool. There is a vibrant community with many clubs and societies for all ages. Local event highlights include Melksham Music Festival, Party in the Park, and the Food and River

