



Great Two Bedroom Bungalow in Great Bedwyn

£825 pcm

Winkworth



25 SPAINES, GREAT BEDWYN, SN8 3LT

A well presented two-bedroom semi detached bungalow available from December. This great home is located in the popular idyllic country village of Great Bedwyn with its thriving community and good commuter rail links to London.

The accommodation briefly comprises reception room with open plan kitchen separated by a useful breakfast bar, two bedrooms and shower room. To the rear of the property is a wonderful private garden with lawn and patio area. There is also a small enclosed garden area with gate to the front.

Unfurnished

Includes: Integrated Fridge freezer and washing machine

AT A GLANCE:

- Well appointed kitchen
- Open plan living space
- 2 bedrooms
- Shower room
- Good sized garden

Services: Mains water, Electric, Oil central heating

Council tax band: B

EPC Rating: D

Local authority: Wiltshire Council, Bythesea Road, Trowbridge, BA14 8JN




LOCATION

Great Bedwyn is an idyllic English village, much of which is included in a conservation area, situated towards the Eastern boundary of Wiltshire, 4.5 miles South West of Hungerford, and 6 miles South East of Marlborough. It lies on the River Dun and is bordered by the Kennet and Avon canal.

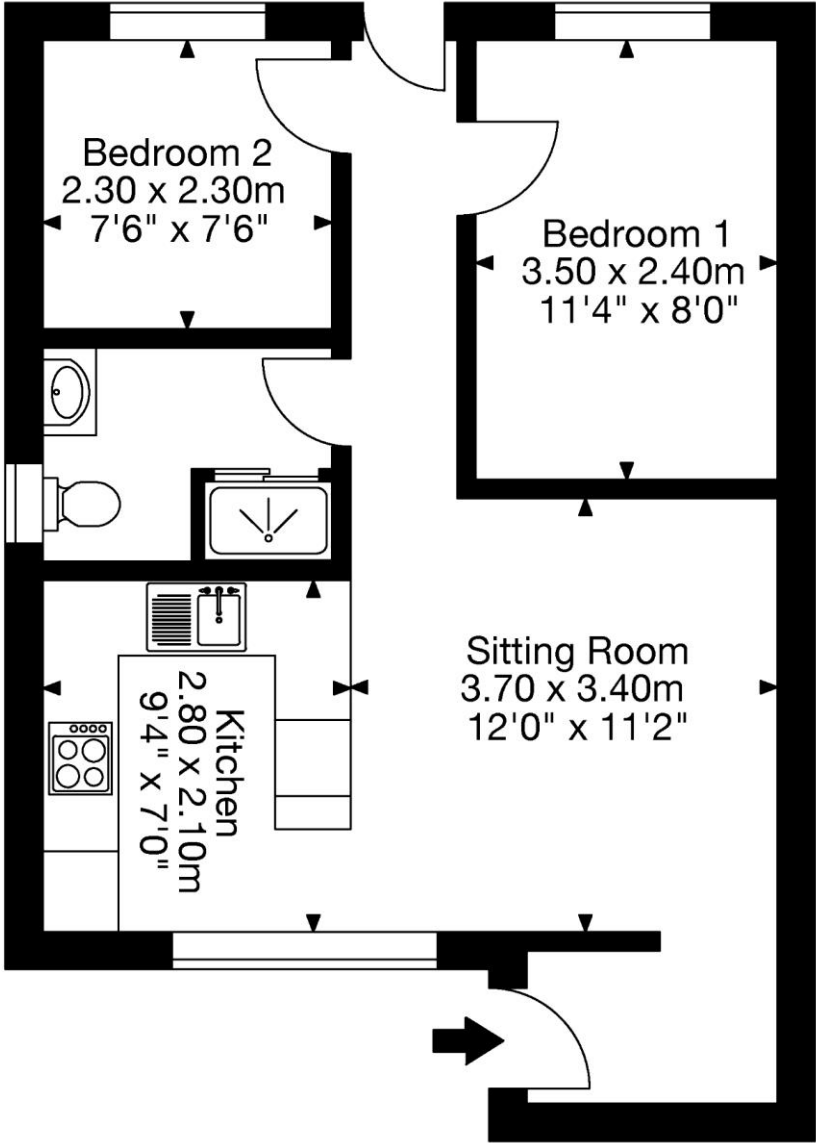
A thriving and caring community with good commuter rail links to London, this highly-regarded village has its own Post Office, shop, an excellent hostelry in the Three Tuns, GP surgery, church, garage and a primary school, which is rated excellent by Ofsted. It is also in catchment for St Johns Academy in Marlborough.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

25 Spaines,
Great Bedwyn SN8 3LT
Approx. Gross Internal Area
452 Sq Ft - 42 Sq M



Capture Property Marketing 2019. Drawn to RICS guidelines.
All Measurements are approximate and should not be relied on as a statement of fact.
Plan is for illustration purposes only. Not drawn to scale.

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