



AN IMMACULATE TWO BEDROOM BUNGALOW

Guide Price £275,000 Freehold

Winkworth



AVOCA, PEWSEY ROAD, RUSHALL, WILTSHIRE, SN9 6EN

Being sold with no onward chain, this beautifully proportioned two-bedroom bungalow is quietly located on a small track in the heart of this pretty village.

Tucked away quietly down a lane, Avoca is a delightful bungalow, immaculately presented, with new carpets and decoration throughout. The accommodation is light and plentiful with a good-sized kitchen with space for a dining table at one end and plenty of work space. This is enhanced by the addition of a 'garden room' which has further units and workspace and benefits from excellent light, having a Perspex roof.

The sitting room is square in shape making furnishing very easy and there is an electric fire which provides a good focal point. The two bedrooms are both doubles and there is a small study at the far end. The bathroom is large, having both a bath and separate shower and modern, white suite. Outside there is a small, but beautifully planted garden with a newly installed oil tank and the tarmac driveway is enclosed by iron gates. Access to the front door is via a short run of steps but there is flat access to the rear via the back door.



AT A GLANCE

- Garden Room / utility.
- Kitchen / dining room
- Sitting room
- Entrance hall to front door
- Two double bedrooms
- Study / Dressing room
- Bath / shower room

- Lawned garden
- Tarmac driveway
- Oil fired central heating.
- EPC rating D
- Council Tax Band C

LOCATION

Rushall is located approximately 4 miles from Pewsey and has a good community. The village hall is a social hub within the village with regular events being held such as ballroom dancing, tea afternoons, coffee mornings, yoga classes etc. There is also a good primary school within the village. Pewsey is a vibrant community in the Wiltshire Downs and its annual Carnival is a countywide event. It offers a wide range of independent shops and amenities with secondary and primary schools, village hall, fire station, GPs, bank, electrical stores, Co-op supermarket, florists, cafes and butcher to name only a few. On the edge of this popular town is a railway station with services to London (Paddington 65mins approx.) and the West. Nearby Marlborough (7 miles) and Devizes (12 miles) offer a wide range of other amenities.

DIRECTIONS

<https://what3words.com/diverting.belly.nets>

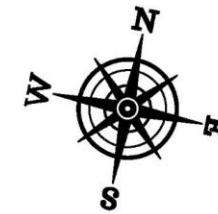
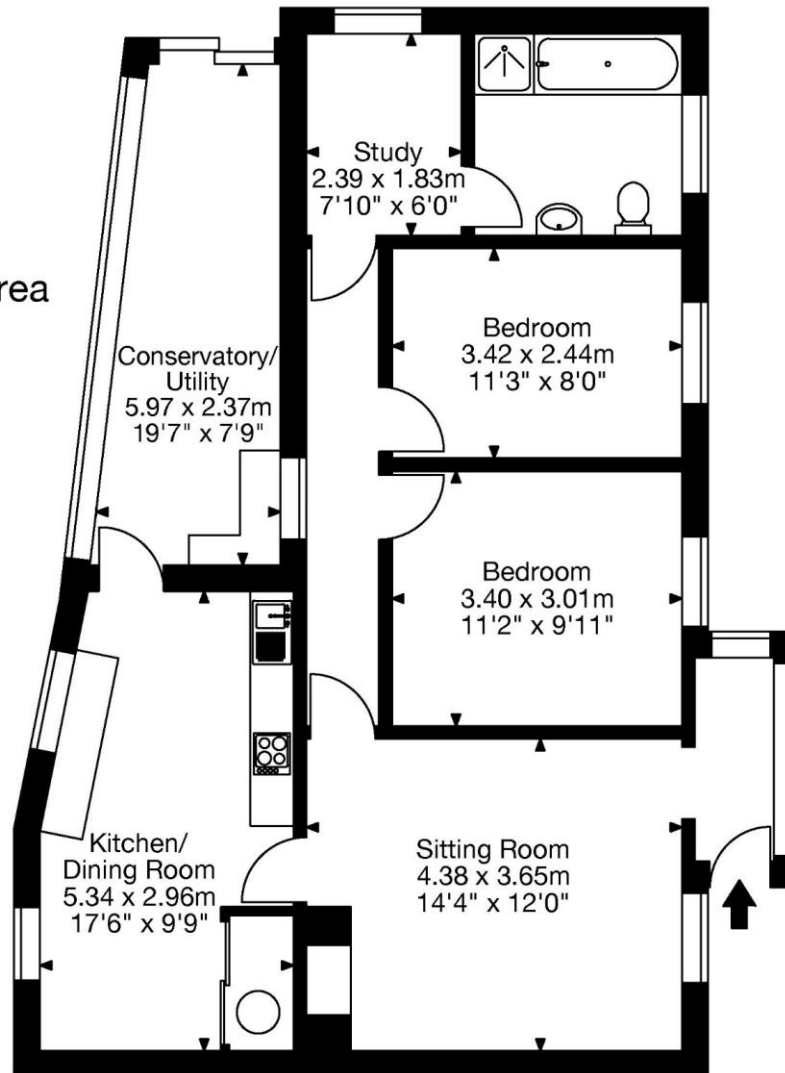


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		



Avoca,
Pewsey Road,
Rushall, Pewsey
SN9 6EN

Approx. Gross Internal Area
998 Sq Ft - 92 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.

Capture.

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