

COUNCIL TAX

Band 'C'

VIEWING

By previous appointment through the selling agents.

DIRECTIONS

From the Market Place proceed into King Street, on into Semington Road and just past the petrol filling station turn right into Hazelwood Road. Turn left into Laburnum Drive where the property will be found on the corner as indicated by the JAYSON KENT For Sale board.

NOTE:

For clarification, prospective purchasers are informed that these particulars have been prepared as a general guide only. A detailed survey of the property has not been carried out nor have the services, appliances or specific fittings been tested. Potential purchasers are warned that they must satisfy themselves with regard to the efficiency and working of any such system or appliance and any mention within these sales particulars does not imply any responsibility on the part of the selling agent. Room sizes which are taken between internal walls and therefore can include cupboards and shelving etc., are approximate and should not be relied upon for carpets or furnishings. It should be noted that photographs may have been taken with a wide angle lens.

Approx. Area 943.45 Sq.Ft - 87.65 Sq.M



For illustrative purposes only. Not to scale. Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement. Floor plan produced by Energy Plus.

Energy Performance Certificate HM Government

1, Laburnum Drive, MELKSHAM, SN12 6HU

Dwelling type: Semi-detached bungalow Reference number: 2808-5001-7201-6808-4910
 Date of assessment: 20 September 2018 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 20 September 2018 Total floor area: 79 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,323
Over 3 years you could save	£ 2,703

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 375 over 3 years	£ 171 over 3 years	You could save £ 2,703 over 3 years
Heating	£ 3,012 over 3 years	£ 1,242 over 3 years	
Hot Water	£ 936 over 3 years	£ 207 over 3 years	
Totals	£ 4,323	£ 1,620	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Very energy efficient - lower running costs	Current	Potential	Not energy efficient - higher running costs
(92 plus) A		85	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		45	
1-20) G			

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 213
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 444
3 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 75

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract

Gateway House, 8 Bath Road, Melksham, Wiltshire, SN12 6LP
 Telephone: 01225 707798
 websites: www.onthemarket.com
www.jaysonkent.co.uk



1 Laburnum Drive, Melksham, Wiltshire, SN12 6HU

- ◆ In a sought after area
- ◆ Extended and therefore deceptively spacious
- ◆ Entrance hall
- ◆ Two good sized bedrooms
- ◆ Bathroom
- ◆ Good sized dining room
- ◆ Living area
- ◆ Double glazed conservatory
- ◆ Kitchen, utility and sep w.c.
- ◆ uPVC double glazing
- ◆ Night storage heating
- ◆ Detached good sized garage
- ◆ Spacious corner plot

PRICE £249,950
 To include carpets and blinds as fitted



See all our properties on [onthemarket](http://onthemarket.com) and www.jaysonkent.co.uk

1 Laburnum Drive, Melksham, Wiltshire, SN12 6HU

An extended and therefore deceptively spacious semi-detached bungalow located within one of the most sought after areas of the town being level walk of centre and set amidst properties of a similar nature

Situated within an established and sought after residential area, the property is considered to lie within a level walk of the town centre where facilities include swimming pool/fitness centre, library, 'bus services to surrounding towns and a range of commercial and retail outlets and supermarkets including *Waitrose* and *Sainsburys*.

Neighbouring towns include Devizes, Corsham, Calne, Bradford on Avon, Trowbridge and Chippenham with the latter offering main line rail services to London Paddington whilst regional services are also available from Trowbridge and Bradford-on-Avon together with improved services from Melksham itself.

The City of Bath with its many facilities lies

KITCHEN (continued)

level cupboards above, electric four ring hob with extractor hood over, plumbing for dishwasher, night storage heater, uPVC double glazed window to the side and with sliding door to ...

UTILITY ROOM

8'0 x 5'9 (2.46m x 1.75m) of uPVC double glazed construction and with plumbing for washing machine, fluorescent strip light, uPVC double glazed door onto the garden and with door to ..

SEPARATE W.C.

with low level suite and uPVC double glazed window to the side.

OUTSIDE

DETACHED GARAGE

20'0 x 10'0 (6.16m x 3.08m) of pre-cast sectional concrete construction under a corrugated fibre roof, having 9' wide 'up and over' door, light and power, rear window and personal rear door.

THE GARDENS

To the front are laid to decorative gravel with ornamental shrubs and ground cover plants with a concrete pathway and wooden gate to the side leading into the side and rear gardens which offers an area of lawn, area of block paving, paving, decorative gravel and ornamental shrubs and trees together with a

some fourteen miles away whilst access to the M4 at junction 17 lies three miles outside of Chippenham.

THIS SEMI-DETACHED BUNGALOW has brick elevations under a tiled roof and has the benefit of uPVC double glazing. Extensively extended and now providing excellent and well proportioned living space, the property which also has the benefit of a good sized yet easily maintained garden on three sides, affords the following:-

ENTRANCE PORCH

with partly glazed entrance door and with alloy framed double glazed door to ...

ENTRANCE HALL

with night storage heater, access to roof space, and recessed cupboard with shelving housing time clock/programmer.

BEDROOM ONE

13'10 x 10'0 (4.25m x 3.08m) with uPVC double glazed window to the front, coved ceiling, night storage heater and an extensive range of fitted and matching free standing units comprising two double wardrobes, one with built in chest of drawers, two single wardrobes, chests of drawers/dressing table, chests of drawers and bedside cupboards.

BEDROOM TWO

12'3 x 8'5 (3.78m x 2.60m) with uPVC double glazed window to the front, coved ceiling and night storage heater.

BATHROOM

having a suite comprising panelled bath with *Triton* electric shower over, pedestal wash basin and low level w.c. set within tiled surrounds with fully tiled area around the bath and with extractor fan, electric shaver socket, mirror fronted medicine cabinet, uPVC double glazed window to the side and airing cupboard with slatted shelving and immersion heater fitted to factory lagged tank.

DINING ROOM

15'0 x 13'3 (4.60m x 4.08m) with coved ceiling, night storage heater, pine fire surround with tiled inset, gas point, sliding door to the kitchen and with wide opening into ...

LIVING AREA

13'0 x 11'2 (4.00m x 3.45m) having coved ceiling, night storage heater, TV aerial connection and uPVC double glazed sliding door and panel leading into ..

CONSERVATORY

10'0 x 5'1 (3.08m x 1.57m) of uPVC double glazed construction with triple skin polycarbonate translucent roof and sliding door onto the rear garden.

KITCHEN

8'8 plus recess x 8'7 (2.68m x 2.65m) having a range of units comprising single drainer inset sink unit with mixer tap, and cupboard under, fitted drawers and cupboards with work surfaces over set within tiled surrounds with eye



cold water tap, timber built octagonal SHED/SUMMERHOUSE and alloy framed GREENHOUSE.

Enclosed by walling to the side, there is also a 22' long driveway leading to the garage.

SERVICES

Mains water, electricity and drainage are connected with mains gas available.

TENURE

The property is understood to be Freehold with Vacant Possession being given upon legal completion.

LOCAL AUTHORITY

Wiltshire Council, Bythesea Road, Trowbridge, BA14 8JN. Telephone 0300 456 0100
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