



27 Horsebrook Park, Calne, Wiltshire, SN11 8EY

A well proportioned two double bedroomed detached bungalow with off road parking, good sized garden, double glazed throughout and located within walking distance of the Town Centre.

- Detached Bungalow
- Two double bedrooms
- Good sized sitting room
- Modern kitchen/dining room
- Bathroom with shower
- Double glazed throughout
- Economy 7 electric heating
- Off road parking
- Good sized garden



The location

Horsebrook Park is located on the western side of the town providing convenient access onto the main A4. The town has an excellent range of facilities including three major supermarkets, two doctors surgeries, numerous shops and services including an excellent off licence with a mind boggling range of products, newly opened superb Italian restaurant and excellent Library/community hub. The area is surrounded with some of the most beautiful countryside in Wiltshire, most of which is designated as areas of outstanding natural beauty.

The property

We walk up to a covered porch, through the front door into the hall with doors off to all rooms. First right into a good sized



A well proportioned detached bungalow occupying a good sized plot in the cul de sac location within walking distance of the Town centre.

sitting room with window to the front and usual tv and telephone connections. The kitchen/dining room has a window to the rear and side, door into a side porch/utility room with doors to the front and rear. Back into the kitchen, good range of modern fitted units, electric cooker, plumbing for washing machine, space for fridge and slimline dishwasher. There is also a good sized airing cupboard housing the hot water cylinder with immersion heater. Back into the hall, right into the bathroom with window to the rear, bath with shower over, toilet and sink. The second bedroom is next, a double, with window overlooking the garden. Finally the main bedroom, again a double with window to the front.

Gardens and parking

To the front of the property is a single parking space and path to the front door and side access. The rest is laid to lawn. To the rear, timber shed, patio area, good sized lawn with flower and shrub beds. Gated access to the front.

Services and local authority

Wiltshire Council. Trowbridge, Wiltshire. BA14 8JN. 0300 456 0100. Council Tax Band C. 2017/2018 £1,587.38 Mains electricity, water and mains drainage. Telephone lines subject to the usual transfer regulations. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

Our fees explained

Administration fee. Our administration fee is £275 + VAT(330 in total). This covers referencing for one adult occupier, the drawing up of the tenancy agreement, drawing up the Inventory & Schedule of Condition and the end of Tenancy inspection. For each additional adult occupier at the property, a fee of £60 + VAT (£72 in total), is payable. Depending on your circumstances, you may require a Guarantor. A Guarantor will be referenced to ensure that they can cover the rent commitment should you the Tenant be unable to. Should you require a Guarantor, a fee of £75 + VAT (£90 in total) is payable.

Disclaimer Notice

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