



The Dormers, Highworth  
Wiltshire, Offers in Excess of £240,000

Waymark

# The Dormers, Highworth SN6 7PF

Wiltshire

Freehold

**No Onward Chain | Terraced Property | Three Bedrooms | Two Reception Rooms | Including Open Plan Kitchen Diner With Access To Garden | Quiet & Peaceful Off-Street Location | Beautiful Views To The Front | Garage In Block | On Street Parking | Walking Distance To High Street, Amenities And Local Schooling**

## Description

A fantastic opportunity to purchase this three bedroom terrace property which is situated in a quiet and peaceful off-street location within the popular market town of Highworth. The Dormers is only a five minute walk from the local High Street, amenities and local schooling as well as benefiting from a large green to the front providing beautiful views out from the property. The property is offered to the market chain free and benefits from three bedrooms, two reception rooms, private garden, on-street parking and garage.

The property comprises; Entrance porch, entrance hall, sitting room with view over green, open plan kitchen/diner with access to garden, landing, family bathroom and three bedrooms, two with built-in wardrobes.

Outside the property there is a small front garden, along with a private rear garden which is mainly laid to lawn along with a paved patio area which is perfect for outside dining and entertaining. The garage is located in a block and accessed out from the rear gate in the garden. There is plenty of on street parking available.

The property is freehold and is connected to mains gas, electricity, water and drainage. There is a recently installed modern mains gas combi-boiler and upvc double glazed windows throughout. This property must be viewed to be fully appreciated.

## Location

Highworth is a thriving market town offering an excellent range of facilities including a doctor's surgery, leisure centre, infant and junior schools and a well-regarded senior school along with a comprehensive range of shops, restaurants, public houses, banks and hotels. It is conveniently located with good road communications via the A420 to Oxford, as well as the A419 to the M4 and M5. Train links are available six miles away via Swindon providing a fast track service to London and the South West.

## Viewing Information

By appointment only please.

## Local Authority

Swindon Borough District Council.

Tax Band: B



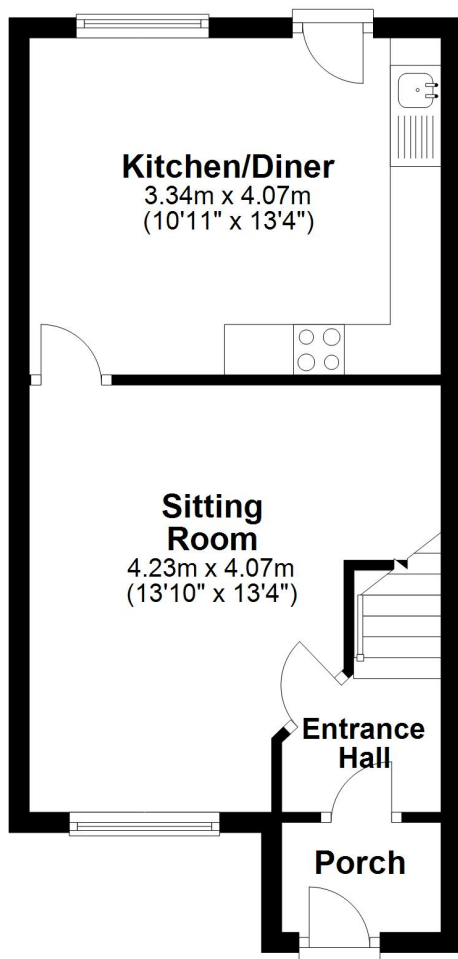
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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

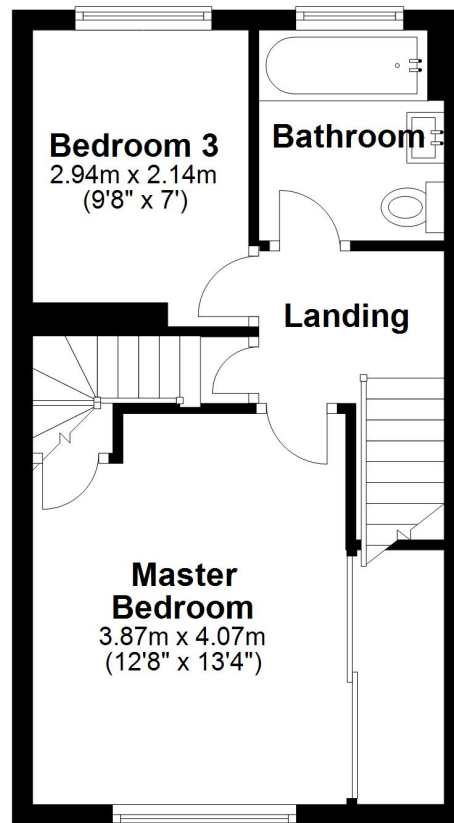
## Ground Floor

Approx. 46.2 sq. metres (497.6 sq. feet)



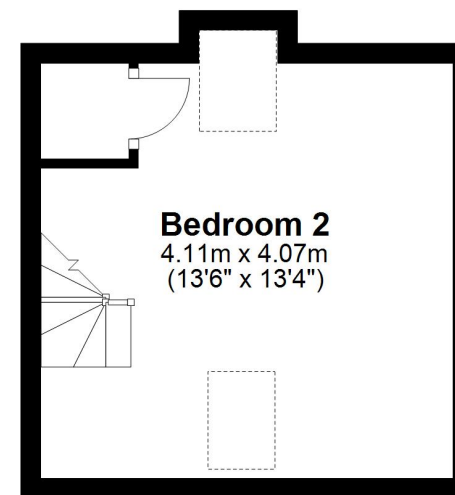
## First Floor

Approx. 31.2 sq. metres (335.7 sq. feet)



## Second Floor

Approx. 17.0 sq. metres (182.5 sq. feet)



**Total area: approx. 94.4 sq. metres (1015.9 sq. feet)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.

