



3 THE SQUARE
PEWSEY

BREARLEY & RICH
ESTATE AGENTS

3 THE SQUARE, PEWSEY, WILTSHIRE, SN9 5DZ

Trains run from Pewsey to London Paddington in approximately 65 minutes or Andover to Waterloo in about 75 minutes.

**A semi detached one bedroom bungalow close to the centre of the popular village of Pewsey.
The property benefits from high ceilings and plenty of fitted storage and has a good sized garden and a brick built store. No onward chain.**

* Hall * Sitting/dining room * Bedroom * Shower room * Kitchen *
* Garden * No onward chain *



PEWSEY

Pewsey is a large village that is well-served by a range of local shops and amenities as well as Pewsey Vale Secondary and St. Francis Prep School. The village has the advantage of a railway station with a service to London Paddington in just over an hour. The market towns of Marlborough, Hungerford and Devizes are close by whilst the larger centres of Salisbury, Andover Newbury and Swindon are within easy reach. The M4 motorway lies to the North with the A303 (M3) to the South. The surrounding countryside in the Vale of Pewsey, which has its own White Horse, is designated as an area of outstanding natural beauty and still contains many unspoiled traditional Wiltshire villages. The Kennet and Avon canal runs close by.



THE PROPERTY

This light and high ceilinged home offers a reception hall to the side, leading in to a sitting room with a bay window to the front. The bedroom to the back of the house is a double size and has fitted storage. There is a compact kitchen with space for a cooker, fridge and washing machine. There is a shower room off the hall with a large shower, WC and basin.,

OUTSIDE

The property is south east facing to the front and has a wrap around garden to three sides. A path leads to the door with grass to either side. To the side of the house there is a large block built store. The back garden provides a further lawn and a coal store. Parking is on street.

SERVICES

Mains electricity, water and drainage. Electric heating.

SERVICE CHARGES

There is a service charge for maintenance of communal areas payable to Aster Group. Cost TBC (in the region of £20 to £100/year).

RESTRICTIVE COVENANTS

To preserve the look of the estate of which the property forms part, the property can only be used for residential use. Permission from Aster Group will be required before any development at the property, such as an extension or loft conversion. Permission will only likely be refused if extensions etc impact other residents in the area.

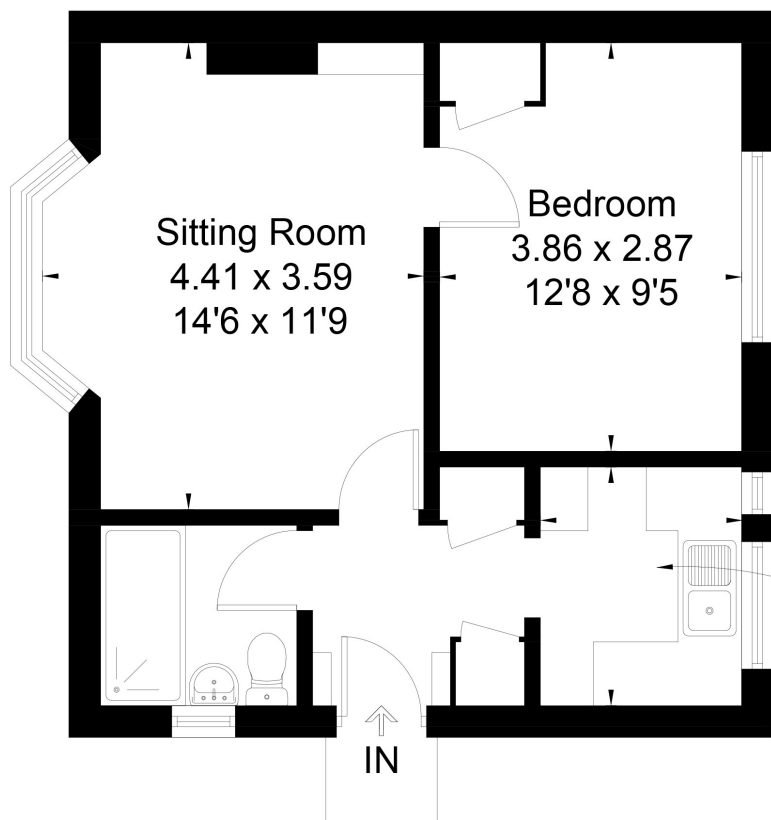
EXCHANGE OF CONTRACTS

A deadline of 56 days for exchange from issue of draft Contracts will be put in place. It is important to have fully instructed your Solicitor and paid for searches within 24 hours of draft Contracts being received to minimise delays, as well as making sure your Solicitor is aware of the deadline. A 10% deposit will be required on exchange of contracts.

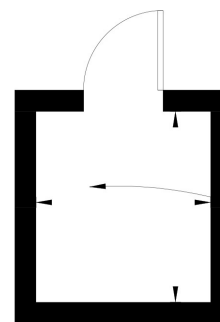
Approximate Floor Area = 38.9 sq m / 419 sq ft

Store = 3 sq m / 32 sq ft

Total = 41.9 sq m / 451 sq ft



Ground Floor



Store
1.81 x 1.66
5'11 x 5'5

(Not Shown In Actual
Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #98724

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These particulars are not an offer or contract or part thereof. Their accuracy is not guaranteed. No statement made in them shall be relied on as a statement or representation of fact and we and the vendors have no responsibility for them. We and our employees have no authority to and do not make or give any representations or warranty concerning this property, any appliances mentioned or general services and any intending purchaser must rely upon an inspection of the property

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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