

Michael Pyms Road, Malmesbury, SN16

£345,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 4

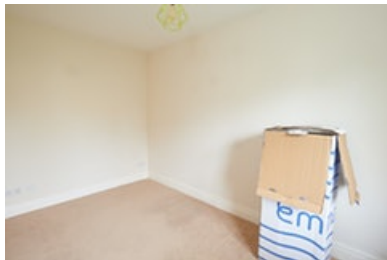
HouseSimple is pleased to present this property in Malmesbury.

Key features:

- Spacious bedrooms
- Garage
- Gardens
- Close to town
- Ensuite

Extra info:

- **Property Age:** 25 years
- **Council Tax:** Band E (£1780.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



HouseSimple is pleased to present this property in Malmesbury. A 4 bedroom detached property on the popular Reeds Farm estate with a garage as well as back and front gardens. Offered with no onward chain.

The upstairs of the property is particularly impressive with 4 good sized double bedrooms including a very spacious master bedroom with an ensuite bathroom. The other three bedrooms are all very usable and well proportioned. There is also a family bathroom with a bath and shower.

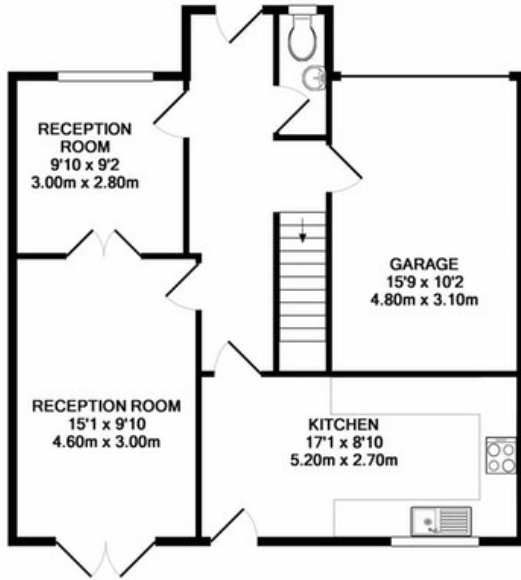
Downstairs there is a spacious kitchen dining area, two reception areas which can be used as living rooms or dining areas to suit. Patio doors lead to a well-established back garden with trees which provide excellent privacy from neighbouring houses. There is also a downstairs WC.

The garage is full size and is currently being used as a utility and storage room but could easily be converted to another reception room. This, and other elements of the property, could offer potential for adding value to the house in future.

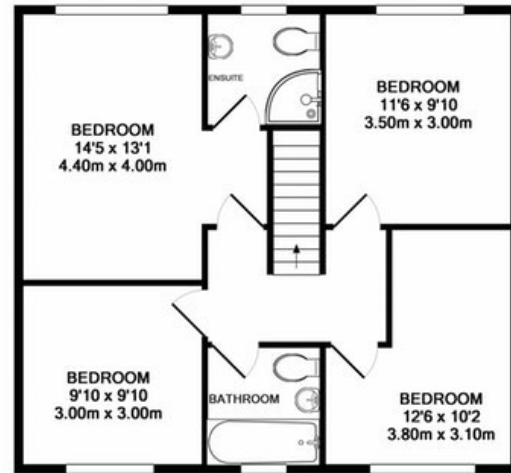
The Reeds Farm estate is a very popular one for families in Malmesbury, it is very quiet and well tended while still being within walking distance to the town centre and other amenities in Malmesbury. It is also extremely convenient for access to Dyson.

The property is offered with no chain and any sale could be concluded quickly.

Floor plan:



GROUND FLOOR
APPROX. FLOOR
AREA 688 SQ.FT.
(64.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 637 SQ.FT.
(59.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1326 SQ.FT. (123.2 SQ.M.)

Energy Performance Certificate:

Energy Performance Certificate

31, Michael Pymys Road, MALMESBURY, SN16 9TY

Dwelling type: Detached house **Reference number:** 8373-7629-0850-0999-4992
Date of assessment: 11 January 2017 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 11 January 2017 **Total floor area:** 109 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:	£ 2,502
Over 3 years you could save	£ 444

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 360 over 3 years	£ 207 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 444 over 3 years </div>
Heating	£ 1,671 over 3 years	£ 1,587 over 3 years	
Hot Water	£ 471 over 3 years	£ 264 over 3 years	
Totals	£ 2,502	£ 2,058	

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

<p style="font-size: small;">Very energy efficient - lower running costs</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p style="background-color: #4caf50; color: white; padding: 2px;">(92 plus) A</p> <p style="background-color: #8bc34a; color: white; padding: 2px;">(81-91) B</p> <p style="background-color: #ffc107; color: white; padding: 2px;">(69-80) C</p> <p style="background-color: #ffc107; color: white; padding: 2px;">(55-68) D</p> <p style="background-color: #ffc107; color: white; padding: 2px;">(39-54) E</p> <p style="background-color: #ffc107; color: white; padding: 2px;">(21-38) F</p> <p style="background-color: #e91e63; color: white; padding: 2px;">(1-20) G</p> <p style="font-size: x-small;">Not energy efficient - higher running costs</p> </div> <div style="width: 50%; text-align: center;"> <table border="1" style="margin: auto;"> <tr> <th style="background-color: #e0e0e0;">Current</th> <th style="background-color: #e0e0e0;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 2em;">71</td> <td style="text-align: center; font-size: 2em;">85</td> </tr> </table> </div> </div>	Current	Potential	71	85	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>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.</p>
Current	Potential				
71	85				

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

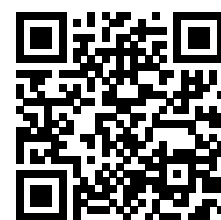
Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 132
2 Low energy lighting for all fixed outlets	£70	£ 129
3 Solar water heating	£4,000 - £6,000	£ 180

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

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

MISREPRESENTATION ACT, 1967.

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