



**Vale Halt, Station Approach, Minety, Malmesbury**  
**Offers Over £365,000**

A Spacious Bungalow Positioned On A Very Large Plot Offering Lots Of Potential (S.T.P.P.) | Freehold

\*\*\* CASH BUYERS ONLY \*\*\*

UNEXPECTEDLY RE-AVAILABLE -  
REDUCED BY A FURTHER £20,000  
FOR A KEEN SALE! NO FURTHER RE-  
NEGOTIATION ON THE CURRENT  
MARKETING PRICE \*\*\*

\*\*\* DUE TO THE NON-STANDARD  
CONSTRUCTION OF THE  
PROPERTY. (CONSTRUCTION TYPE:  
WOOLAWAY) \*\*\*

Please Note: This property was built in  
approximately the 1960's of non-  
traditional construction, however it  
would become mortgageable through  
a wide selection of high street lenders  
if the PRC (property re-enforced  
concrete) outer brick skin was added  
with a completion certificate issued.  
For further information, please consult  
with your mortgage advisor or simply  
contact our Swindon office to discuss  
further.

\*\*\* Approximately 1/5 Of An Acre Plot  
\*\*\* A Very Spacious Bungalow Located  
Within The Delightful, Wiltshire Village  
Of Minety, Which Can Be Located To  
The Outskirts Of Malmesbury.  
Positioned Upon A Very Large Plot  
Providing Lots Of Potential Or Possible  
Development Opportunities (S.T.P.P.).  
In addition, this property Boasts  
Amazing, Far Reaching Countryside  
Views Beyond The Large, Fully  
Enclosed & Private Rear Garden. This  
Property Also Benefits From Being  
Sold With No Onward Chain!

Tenure: Freehold

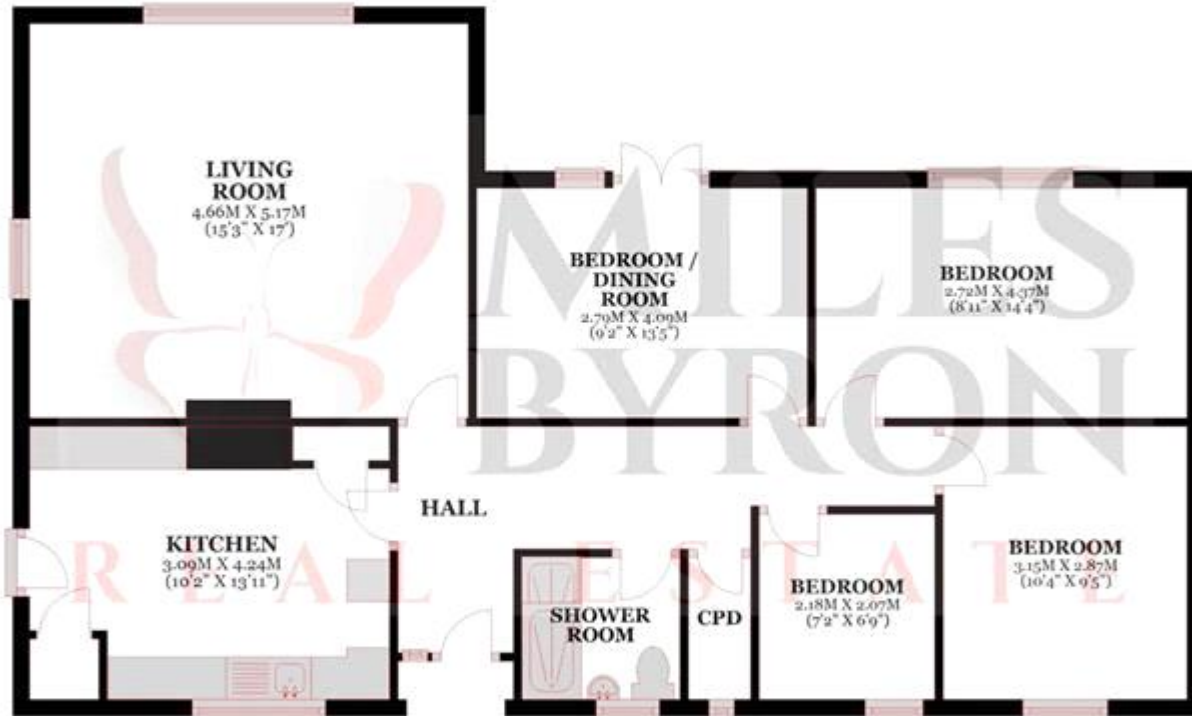
Parking options: Off Street

Garden details: Private Garden



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

**PROPERTY LAYOUT**  
APPROX. 92.9 SQ. METRES (999.6 SQ. FEET)



**TOTAL AREA: APPROX. 92.9 SQ. METRES (999.6 SQ. FEET)**

All images used are for illustrative purposes only and are intended to convey the concept and vision for the properties advertised only. Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part of any contract or warranty.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			69
(55-68) <b>D</b>			
(39-54) <b>E</b>		46	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Viewing by appointment only  
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