



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.

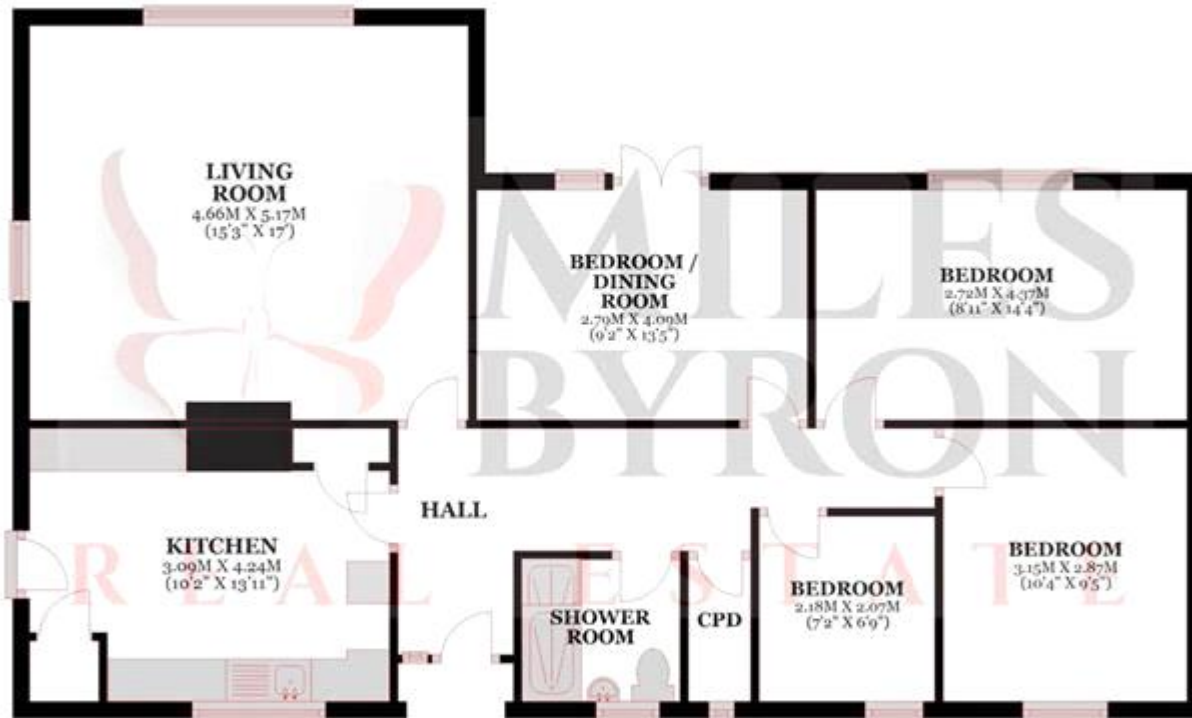
*** Approximately 1/5 Of An Acre Plot
*** A Very Spacious Bungalow Located
Within The Delightful, Wiltshire Village
Of Minety, Which Can Be Located To
The Outskirts Of Malmesbury.
Positioned Upon A Very Large Plot
Providing Lots Of Potential Or Possible
Development Opportunities (S.T.P.P.).
In addition, 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



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) A			
(81-91) B			
(69-80) C			69
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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