



Reids Piece, Purton, SN5 4BA

offers in excess of **£380,000**

**richard  
james**



freehold energy  
efficiency rating

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Situated in the village of Purton and within walking distance of all local amenities, shops, schools etc, we are very pleased to present this stunning, much improved three bedroom, ensuite, detached family home.

The ground floor accommodation comprises hallway, dining room/home office to the front, bright sitting room to the rear, large kitchen/breakfast room, partially converted garage providing utility room and a downstairs cloakroom, and storage area.

To the first floor are three double bedrooms, a modern family bathroom and an en-suite shower room.

The property is accessed via a private drive shared with the neighboring house and has driveway parking for numerous vehicles and a non-overlooked gardeners paradise garden with useful summerhouse with light and power.

Further attributes include gas central heating and Upvc double glazing.

Welcome Home...





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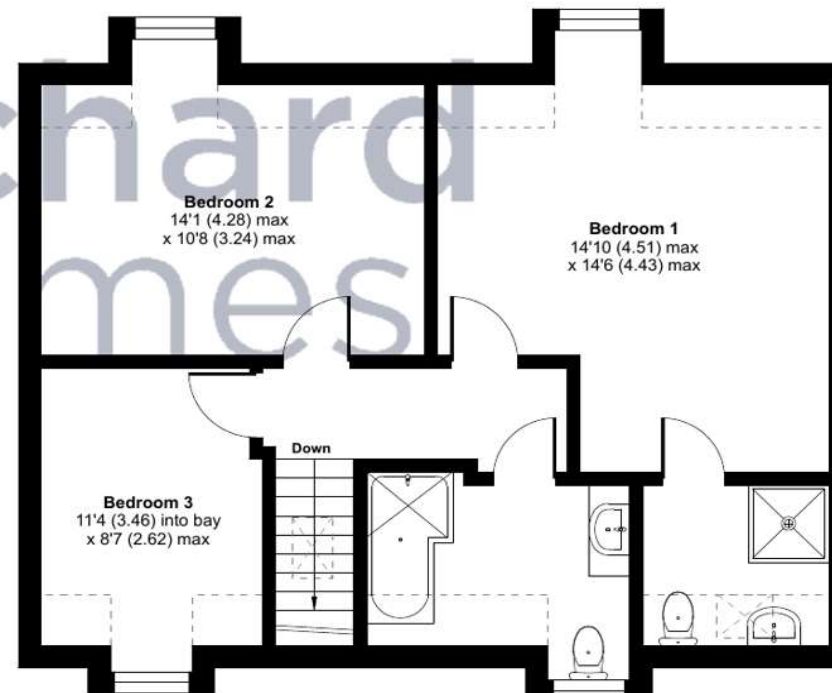


Denotes restricted head height

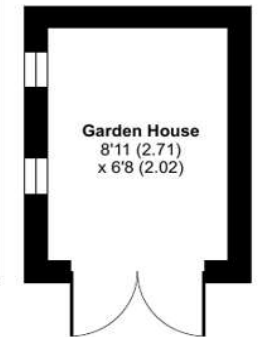
Approximate Area = 1295 sq ft / 120.3 sq m  
Limited Use Area(s) = 75 sq ft / 6.9 sq m  
Garage = 45 sq ft / 4.1 sq m  
Outbuilding = 59 sq ft / 5.4 sq m  
Total = 1474 sq ft / 136.7 sq m



GROUND FLOOR



FIRST FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Richard James. REF: 1162528

## exceptional service

Our team will guide you through the process of buying or selling your home.

We have a team of dedicated sales progressors in place to ensure your purchase or sale runs smoothly through to completion, keeping you in the loop and a close eye on your chain while moving you in as swiftly and smoothly as possible.


- Honest valuations in current market conditions
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- Recommended financial advisors
- 5\* service from valuation to completion
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- Professional photography
- Social media marketing
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call us for a free valuation on your property

[rwb@richardjames.uk](mailto:rwb@richardjames.uk)

High Street | Royal Wootton Bassett | SN4 7AY

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>79</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Richard James & their clients give notice that:

1. These sales and particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact.
2. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.
3. All Measurements are approximate.

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