



Delightful Two Bedroom Retirement Property Within Walking Distance of Marlborough High Street

Guide Price £300,000

Winkworth



TOWN MILL, MARLBOROUGH, SN8 1NS

26 Town Mill is part of a development of thirty homes designed for independence of residents over 55. This two double bedroom house is in a great location near the river and is within easy reach of Waitrose and the popular market town of Marlborough.

The downstairs accommodation comprises of a large lounge/dining room, fitted kitchen with back door leading on to a small balcony, and a downstairs shower room. Upstairs there are two double bedrooms, both with fitted wardrobes and the main bedroom has a walk-in dressing room which could also be a small office space. There is also a large bathroom with a bath and shower over. Outside there is parking for one car. The property is in need of some modernisation.

The landscaped gardens are maintained by Osprey Management. The Resident Estate Manager is on site, and there is a 24hr emergency system. The residents have access to Mill House, the developments communal building, where there is a guest suite, lounge, and laundry.

AT A GLANCE:

- Large Lounge/Dining Room
- Kitchen with Balcony
- Two Double Bedrooms
- Shower Room Downstairs
- Bathroom Upstairs
- Parking Space

SERVICES: Mains water, drainage, gas and electric.

Service charge 2022: £1,409 per quarter / £5,636 per year

EPC Rating: D

Council Tax Band: E



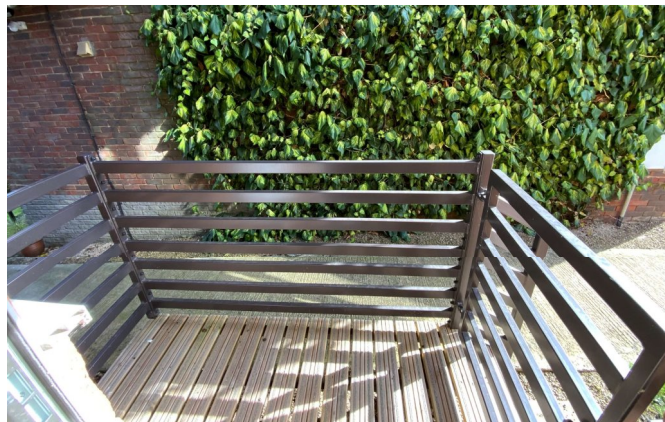
LOCATION

Surrounded by beautiful countryside, Marlborough is a special market town in the heart of Wiltshire which enjoys a cafe culture and vibrant High Street. There is a Waitrose supermarket and Rick Stein restaurant with coffee shops and a good mix of national brands and independent retailers. It enjoys regular markets in the High Street which is one of the widest in the UK and there are a variety of culture and social events such as music, art and literature festivals. A recent addition to the town is the parade cinema. The town features a literary festival and the well-known Marlborough College Summer School. The surrounding countryside includes the Savernake Forest and West Woods at Lockeridge and provides for a multitude of outdoor sports and hobbies. Marlborough has excellent schooling with St Johns Academy close by and is also home to the renowned private school Marlborough College. There are two golf courses nearby, a tennis club, leisure centre and gyms in town with shooting, fishing and flying within easy distance. Racing at Newbury.

In the area there are two train stations with services to London (Paddington 65mins) at Great Bedwyn and Pewsey. The M4 J15 is about 10 mins drive away.



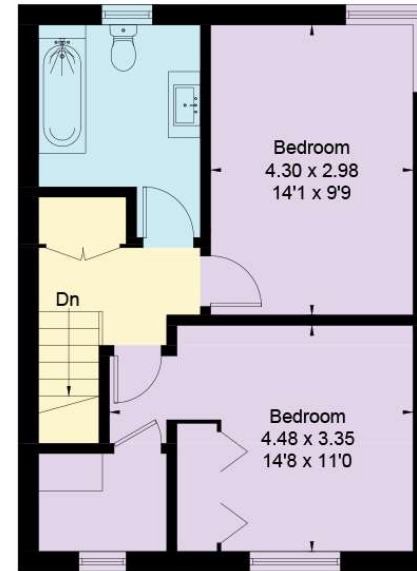
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Approximate Area = 86.7 sq m / 933 sq ft



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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