



AN IMMACULATE TWO BEDROOM BUNGALOW

Guide Price £260,000 Freehold

Winkworth



AVOCA, PEWSEY ROAD, RUSHALL, WILTSHIRE, SN9 6EN

Being sold with no onward chain, this beautifully proportioned two bedroom bungalow is quietly located on a small track in the heart of this pretty village.

Tucked away quietly down an unmade road, Avoca is a delightful bungalow, immaculately presented, with new carpets and decoration throughout. The accommodation is light and plentiful with a good sized kitchen with space for a dining table at one end and plenty of work space. This is enhanced by the addition of a 'garden room' which has further units and workspace and benefits from excellent light, having a perspex roof.

The sitting square is in shape making furnishing very easy and there is an electric fire which provides a good focal point. The two bedrooms are both doubles and there is a small study at the far end. The bathroom is large, having both a bath and separate shower and modern, white suite. Outside there is a small, but beautifully planted garden with a newly installed oil tank and the tarmac driveway is enclosed by iron gates. Access to the front door is via a short run of steps but there is flat access to the rear via the back door.

AT A GLANCE

**Garden Room / utility
Kitchen / dining room
Sitting room
Entrance hall to front door
Two double bedrooms
Study / Dressing room
Bath / shower room**

**Lawned garden
Tarmac driveway**

**Oil fired central heating
EPC rating D
Council Tax Band C**



LOCATION

Rushall is located approximately 4 miles from Pewsey and has a good community. The village hall is a social hub within the village with regular events being held such as ballroom dancy, tea afternoons, coffee mornings, yoga classes etc. There is also a good primary school within the village. Pewsey is a vibrant community in the Wiltshire Downs and its annual Carnival is a countywide event. It offers a wide range of independent shops and amenities with secondary and primary schools, village hall, fire station, GPs, bank, electrical stores, Co-op supermarket, florists, cafes and butcher to name only a few. On the edge of this popular town is a railway station with services to London (Paddington 65mins approx.) and the West. Nearby Marlborough (7 miles) and Devizes (12 miles) offer a wide range of other amenities.

DIRECTIONS

From our Devizes office leave Devizes along Long Street, at the roundabout take the first exit and continue past the lesiure centre until the next roundabout. Turn right onto Nursteed Road (A342) and stay on this road for approximately 9 miles. At the end of the road turn left and as the road bends round to the right the unmade track up to the bungalow can be found on the left.

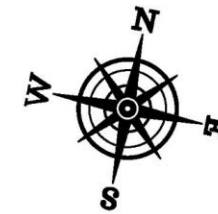
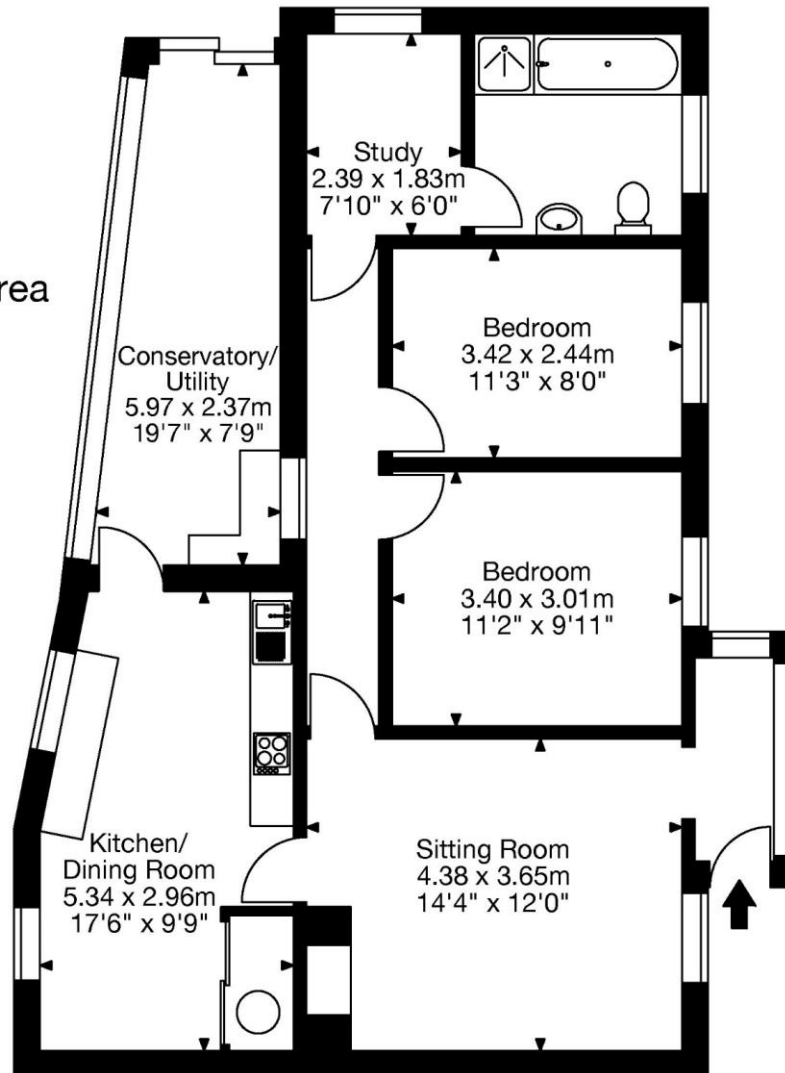


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		



Avoca,
Pewsey Road,
Rushall, Pewsey
SN9 6EN

Approx. Gross Internal Area
998 Sq Ft - 92 Sq M



Capture Property Marketing 2019. Drawn to RICS guidelines.
All Measurements are approximate and should not be relied on as a statement of fact.
Plan is for illustration purposes only. Not drawn to scale.

Capture.

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