



3 Bedroom
Mid-Terrace House
in Minety

£1,300 PCM

7 Fairfield
Minety
Malmesbury
SN16 9TR



Victoria Allman
Lettings

- Well-presented mid-terrace family home
- Popular village location with great commuter access
- Three double bedrooms, two bathrooms
- Enclosed rear garden
- Private Parking
- EPC Rating C
- Council Tax Band D (Wiltshire)
- Available for a long-term let from June 2026

SUMMARY

7 Fairfield is a lovely three-bedroom house situated in Minety, with easy walking distance to the centre of this popular village. The house offers flexible living for a family or professional couple who need space to grow.

The property is available unfurnished on a long-term let from June.



DESCRIPTION

This well-presented mid-terrace home is situated in a small, private cul-de-sac just a short walk away from the centre of the village. The accommodation is arranged over three floors and extends in all to 962 sq ft. On the ground floor is a well-equipped fitted kitchen, a living/dining room with double doors to the garden, and a cloakroom/WC. On the first floor are two double bedrooms and a family bathroom, whilst the top floor master bedroom has an en-suite shower room and useful built-in storage.

The enclosed rear garden is easy to maintain with a patio and lawn, whilst a gate provides access to the private parking area which has space for two cars.

SITUATION

Minety is a lively village with a strong sense of community and a wide variety of amenities, clubs and activities. There is a pre-school and excellent primary school, a village hall, well-respected local rugby club, tennis club and pub, as well as further leisure facilities at the nearby Cotswold Water Park.

The market town of Malmesbury is less than a 10 minute drive away and offers a comprehensive range of amenities including the OFSTED 'Outstanding' Malmesbury Secondary School. Cirencester is 8 miles away and offers a further range of shops and leisure facilities. Conveniently located 15-20 minutes from the M4, Minety is within easy reach of Bath, Bristol and Swindon, as well as Cheltenham on the A417/419. Nearby Kemble Railway Station provides regular fast services to London and other regional centres.



3



2



1



C



DIRECTIONS

From Malmesbury, take the B4040 to Minety. On entering the village, turn left at the traffic light junction into Silver Street, then immediately right into Fairfield. The property is located on the right hand side.

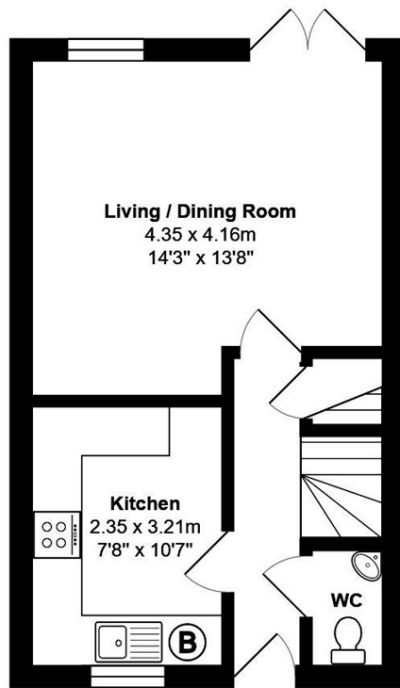
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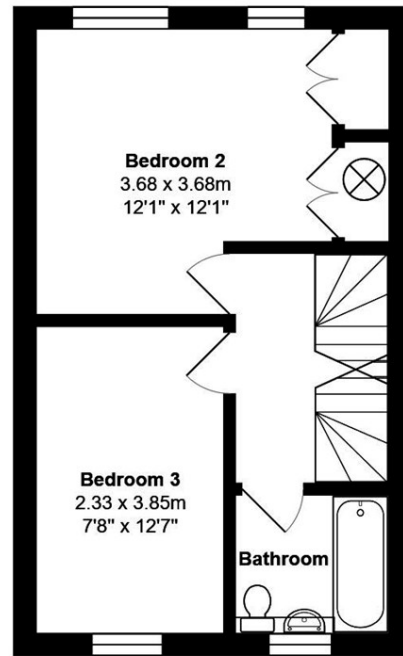
CONTACT

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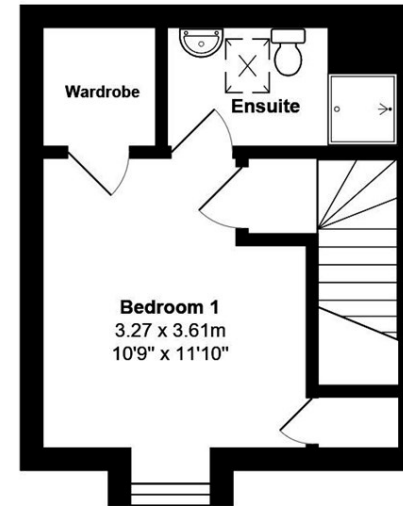
Ground Floor



1st Floor

Total Area: 89.4 m² ... 962 ft²

All measurements are approximate and for display purposes only



2nd Floor

REQUIRED INFORMATION

We understand the property has mains electricity, water, drainage and oil fired central heating. Ultrafast broadband is available in this area; mobile coverage is classed as good outdoors – please check the Ofcom website for more information. We are not aware of any issues of potential impact including building safety, planning permission or proposed developments, flood risk, and other restrictions.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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