



## 2 Bedroom Apartment in Sherston

£950 PCM

1A Church Street  
Sherston  
Malmesbury  
SN16 0LR



**Victoria Allman**  
lettings

- Two-bedroom top floor flat
- Recently redecorated
- Heart of the highly popular village of Sherston
- Excellent range of village amenities on the doorstep
- Private off-street parking
- Easy access to M4, Malmesbury and Tetbury
- Council Tax Band A (Wiltshire)
- EPC Rating E
- Available unfurnished from July

## SUMMARY

A top floor two-bedroom flat in the heart of the highly popular village of Sherston, ideally placed for all local amenities. The property includes a double bedroom, single bedroom, living room, kitchen and bathroom, together with off-street parking.

Available on a long-term let, unfurnished, from July.

## DESCRIPTION

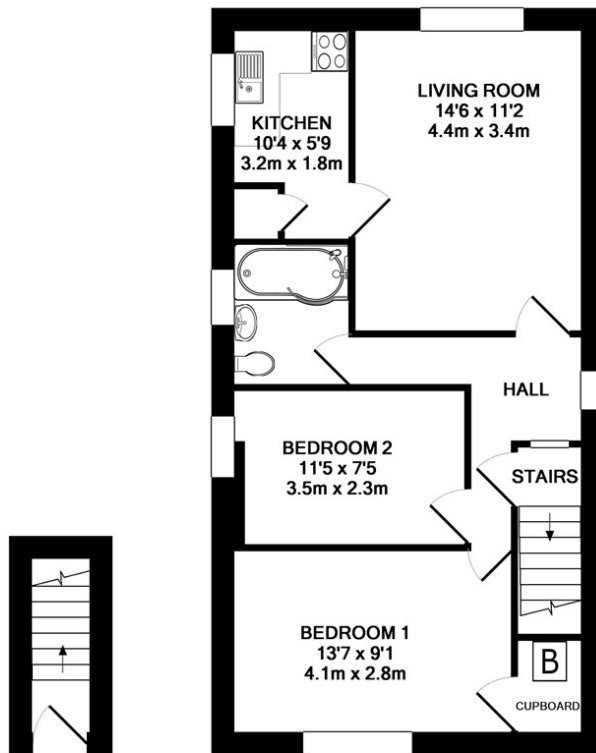
Recently redecorated, the flat is light and well-presented, with a large living room, fitted kitchen and a modern bathroom with shower. There are two bedrooms — one double and one single — making it a practical and comfortable home for a couple or single occupant. The property also benefits from a private off-street parking space and is available unfurnished.

## LOCATION

Located just a few miles west of Malmesbury and close to the Cotswold border, Sherston is a much-loved English village with stone cottages, a vibrant high street and a strong community feel. The village punches well above its weight for amenities, with a shop and post office, hairdresser, popular cafes, and Indian restaurant, and the acclaimed Rattlebone Inn all within easy reach.

The A429 and A433 provide quick access to Malmesbury, Tetbury and the M4, putting Bristol, Bath and Swindon within comfortable commuting distance. Kemble and Chippenham stations are around 20-25 minutes by car, with direct services to London Paddington in under 70 minutes.





GROUND FLOOR  
APPROX. FLOOR  
AREA 34 SQ.FT.  
(3.2 SQ.M.)

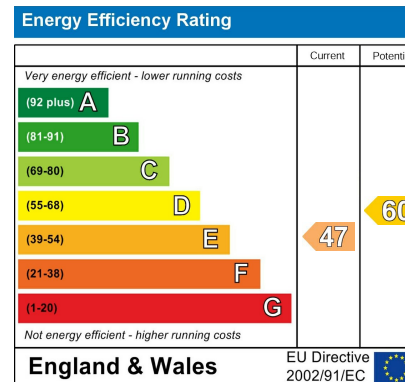
1ST FLOOR  
APPROX. FLOOR  
AREA 573 SQ.FT.  
(53.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 607 SQ.FT. (56.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## REQUIRED INFORMATION

We understand the property has mains electricity, water, drainage and electric central heating. Superfast broadband is available in this area; mobile coverage is classed as good outdoor and in-home – 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.



## DIRECTIONS

From the High Street, pass the Rattlebone Inn on your right heading towards Malmesbury. The property is located just after the triangle on the right hand side next to the wine shop.

Postcode: SN16 0LR

What3Words:  
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## CONTACT

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