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**Tim Bennett**   
AND ASSOCIATES

TOWN & COUNTRY ESTATE AGENTS

# Belmont, 409 The Spa, Melksham, Nr. Bath. Wiltshire. SN12 6QL

*An imposing, substantial, GII Listed Regency Villa on the outskirts of a pleasant Wiltshire market town 12 miles from Bath. Elegant, versatile accommodation rich in original form, proportion and period detail effortlessly combined with a sleek contemporary specification.*

**Three principal double bedrooms**      **Master with en-suite shower room**      **Family bathroom & further**  
**separate washroom**      **Stunning reception hall**      **Formal drawing room**  
**Library/bedroom four**      **Kitchen breakfast room**      **Boot room/utility room**  
**front and rear**      **Gravelled driveway parking for numerous vehicles**      **Dining room**  
**Set in stunning gardens to**  
**Offered for let furnished**

**£2,250 PCM**

## DESCRIPTION

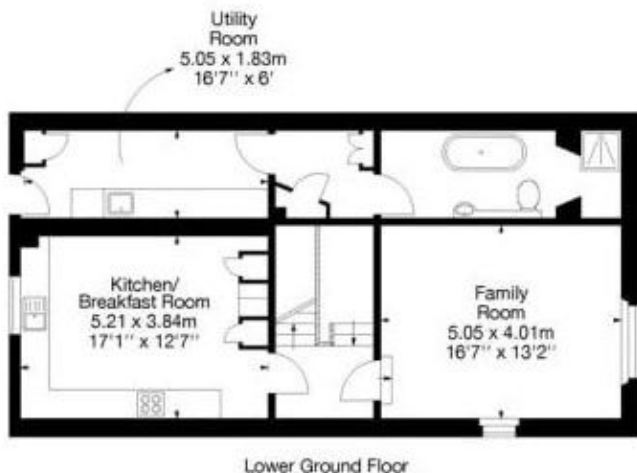
A stunning, historic, Grade II Listed, semi-detached Regency Villa. Offering versatile accommodation over three floors with further mezzanine levels the property is rich in original form and proportion and period detail effortlessly combined with sleek and elegant contemporary touches in its kitchen and bathroom areas. Set within delightful and established gardens and located within 12 miles of Georgian Bath. Offered for let furnished, wifi and gardener included. EPC- D and Council Tax Band F.

## LOCATION

The market town of Melksham offers a variety of shopping and leisure facilities and alternative choice is available in either nearby Chippenham or Corsham. The City of Bath with its extensive range of shopping, leisure and cultural amenities is within ten miles and can be accessed easily via car or bus from Melksham, commuters will be pleased to note that access to Junction 17 of the M4 will be found at Chippenham. Chippenham Station also offers high-speed rail links to London Paddington, taking approximately 70 minutes. There are also further links to Bristol Temple Meads and the West Country rail network.



The Spa,  
Melksham, SN12  
Approx. Gross Internal Area  
2279 Sq Ft - 212 Sq M



### DIRECTIONS

Leave Bath on the A4 London road heading toward Box. Upon reaching Box fork right sign posted Atworth/Melksham. Continue through the villages of Atworth and Shaw and progress towards Melksham. Upon reaching Melksham at the traffic lights bear right towards the roundabout and then take the second exit towards Devizes. At the next roundabout continue straight over still heading towards Devizes. At the next roundabout take the first exit and then at the next the first exit heading towards the town centre. Follow the Devizes road past the right-hand turning sign posted The Spa looking for two Stone Gate posts marked Belmont just after Agra House



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