



20B Carnarvon Close, Chippenham, Wiltshire, SN14 0PN

**michael
antony**

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Wiltshire, SN14 0PN

A light and airy ONE BEDROOM apartment located in the Queens Crescent area of Chippenham. Accommodation comprises, entrance hall, lounge, kitchen, bedroom, bathroom and separate w.c. Further benefits include gas central heating and uPVC double glazing throughout. There is only on street parking available. SORRY NO PETS

- AVAILABLE AUGUST 2024
- NEWLY REFBURISHED ONE BEDROOM APARTMENT
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING THROUGHOUT
- NO PETS

£875 pcm



ENTRANCE HALL

Radiator, newly laid vinyl flooring, storage cupboard housing boiler, door to storage cupboard housing electric meter, door to storage cupboard housing hot water cylinder, doors off to wc, bathroom, kitchen, lounge and bedroom.

LOUNGE

12' 10" x 10' 10" (3.919m x 3.322m) uPVC double glazed window to front elevation, storage cupboard, radiator and newly laid carpet.

KITCHEN

9' 9" x 7' 9" (2.973m x 2.386m) Newly refurbished kitchen with uPVC double glazed window to rear elevation, Candy oven and grill, Inset induction hob with extractor hood over, range of floor and wall mounted units with work surfaces, single drainer stainless steel sink with mixer tap, space for washing machine, space for chest fridge, slimline radiator and newly laid laminate flooring.

BEDROOM

12' 1" x 9' 11" (3.700m x 3.032m) uPVC double glazed window to rear, radiator and newly laid carpet.

BATHROOM

7' 4" x 5' 2" (2.241m x 1.577m) uPVC frosted window to front elevation, panelled bath with Bristain shower over and shower screen, wash hand basin with storage cupboard below, tiled splashbacks to water sensitive areas, radiator and newly laid laminate flooring.

SEPARATE WC

5' 8" x 2' 8" (1.734m x 0.816m) uPVC frosted window to front elevation, w.c with wash hand basin above, laminate flooring.

EXTERNALLY

From the main road there are steps that lead up to the low maintenance garden area, which in turn lead to the front door.

COUNCIL TAX

Band 'A'

FEES

A holding deposit of 1 week's rent of £201.00 is applicable

Rent is paid per calendar month in advance

A deposit of 5 week's rent £1009.00 will be held during the tenancy

(Please bring passport OR driving licence & birth certificate plus a utility bill less than 3 month's old showing your current address) as a right To Rent check will be carried out.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	72 C
39-54	E		
21-38	F		
1-20	G		



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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested the apparatus, equipment fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of the property before travelling any distance to view.