



**17 East Yewstock Crescent, Chippenham, Wiltshire, SN15 1QS**

**michael  
antony**



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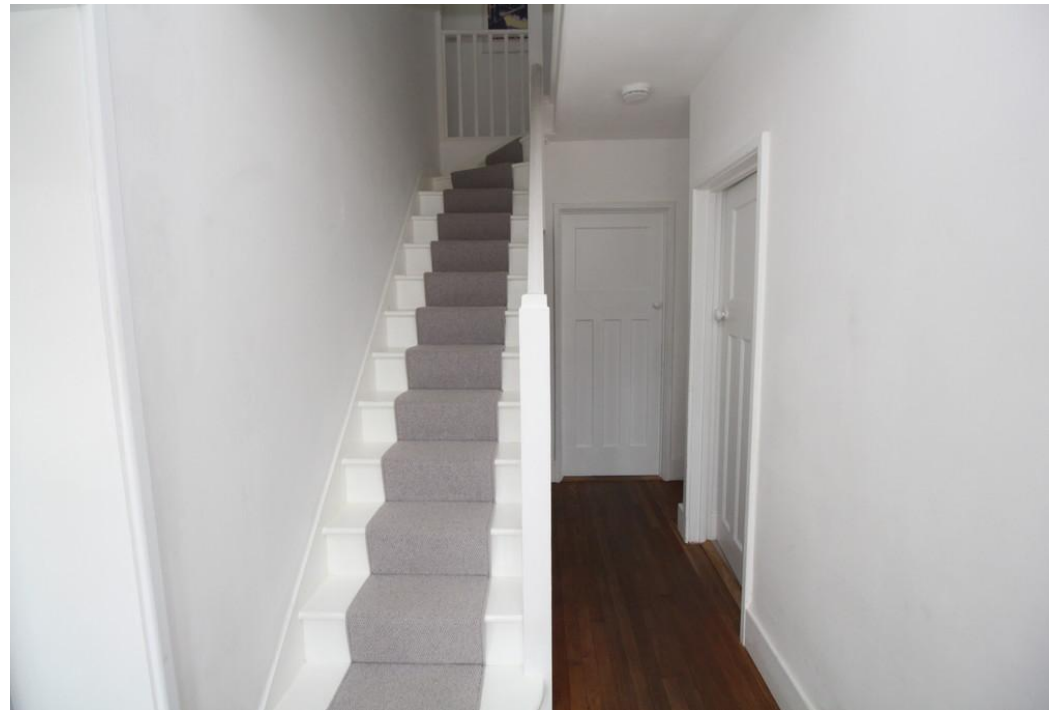
A delightful, spacious, light and airy FOUR BEDROOM DETACHED property in close proximity to the town centre and main line railway station plus good Primary and Secondary Schools. Good access to the M4, A420 and A350. The accommodation comprises: Entrance Hall, Open Plan Living Accommodation/Kitchen/Diner, Utility Room, Downstairs Cloakroom, Office, Four Bedrooms with En-Suite to the Master Bedroom and Family Bathroom. Further benefits include uPVC double glazing throughout, gas central heating, good size rear garden and off road parking. RESTRICTIONS: NO PETS.

- AVAILABLE END OF AUGUST
- CLOSE TO TOWN CENTRE & MAIN LINE RAILWAY STATION
- GOOD LOCATION TO PRIMARY AND SECONDARY SCHOOLS
- EASY ACCESS TO M4, A420 AND A350
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- NO PETS

£2,000 pcm















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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.

### **ENTRANCE HALL**

Front door from the driveway leads into the entrance hall, with wooden flooring, under-stairs storage space, stairs rising to first floor. Doors off.

### **OFFICE**

6' 11" x 6' 6" (2.115m x 2.001m) Previously the garage, which has been converted to an office, with window to the front elevation and blind, and carpeted.

### **SITTING ROOM**

10' 10" x 9' 10" (3.321m x 3.015 plus bay window m) Window to front elevation and blind, built in cupboards, radiator and carpeted.

### **OPEN PLAN LOUNGE/KITCHEN/DINER**

29' 1" x 24' 0" (8.883m x 7.324m) A spacious room for fine dining and having conversations with your friends, with bi-folding doors to the rear garden. The kitchen has a range of wall and floor units with work surfaces over, integrated tall fridge at one end and an integrated tall freezer at the other, integrated dishwasher, two electric ovens and inset hob, double sink with Quooker tap, Island with bar stools, window seat and laminate flooring, wood burning stove, and ladder style radiators.

### **UTILITY ROOM**

6' 11" x 4' 7" (2.120m x 1.399m) A sliding door from the kitchen, leads into the utility room, with uPVC window to the side, work surface with washing machine and tumble dryer below. (Appliances remain on a non-repair/non-replacement basis), and laminate flooring.

### **DOWNSTAIRS CLOAKROOM**

6' 10" x 2' 11" (2.098m x 0.910m) Sliding door from utility room leads into the downstairs cloakroom, with obscured uPVC window to the side elevation and blind, w.c and flush, butler wash basin with storage below, tiled splashbacks to water sensitive area, radiator and laminate flooring.

### **STAIRS/LANDING**

Stairs rising to the first floor with carpet in the middle of the stairs, spacious landing with carpet and light. Doors off.

### **MASTER BEDROOM**

15' 3" x 14' 5" (4.667m x 4.414m) A large and light room with uPVC window to the rear elevation and blind, radiator and carpeted. Door to en-suite shower room.

### **ENSUITE SHOWER ROOM**

10' 1" x 3' 7" (3.094m x 1.097m) Obscured uPVC window to the side elevation, w.c, and flush, shower cubicle with shower over, vinyl floor and ladder style heated towel rail.

### **BEDROOM TWO**

11' 11" x 10' 6" (3.638m x 3.224m) uPVC window to the rear elevation and blind, radiator and carpeted.

### **BEDROOM THREE**

10' 4" x 9' 11" (3.171m x 3.038m) uPVC bay window to the front elevation with blind, built in wardrobe, radiator and carpeted.

### **BEDROOM FOUR**

14' 5" x 8' 3" (4.407m x 2.527m) Two uPVC windows to the front elevation with blinds, radiator and carpeted.

### **FAMILY BATHROOM**

Obscured uPVC window to the side elevation, white suite comprising w.c, and flush, wash hand basin with storage, panelled bath with centre taps and shower over, shower screen, ladder style heated towel rail, tiled splashbacks and vinyl flooring.

## EXTERNALLY

To the front of the property there is a gravelled area and driveway parking with stone walling and fencing. There is a side gate giving access to the rear garden.

EPC ORDERED

The long rear garden is mainly laid to lawn, with a large patio area for Al Freshco dining enclosed by fencing with trees, shrubs and hedge borders.

## COUNCIL TAX

Band 'D'

## FEES

A holding deposit of 1 week's rent of £460.00 is applicable

Rent is paid per calendar month in advance

A deposit of 5 week's rent £2,307.00 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.

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