



Room 2, 90 Langley Road, Chippenham, Wiltshire, SN15 1DB

**michael
antony**

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Welcome to Langley Road one of Chippenham's amazing Co living spaces. This building has been renovated to high standard, giving high level attention to the individuality of the rooms and prospective roommates. Coming fully furnished, and plenty of storage space. As a co-living space, we are catering for roommates of young professionals looking to live within a walking distance of Chippenham high street and train station (with access to Bristol and London), without the trouble and nuisance of living on a busy high street.

- NEWLY REFURBISHED
- FULLY FURNISHED
- RENT INCLUDES ALL BILLS
- RENT TO INCLUDE BI-WEEKLY CLEANER
- OFF ROAD PARKING

£780 pcm



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Langley Road is equipped with off road parking for up to 5 vehicles, 4 uniquely designed rooms including one En-suite, a large living room dining room to socialise with housemates, superfast broadband, washing machine and tumble dryer beautiful décor all round, bi-weekly cleaner and a low maintenance south facing garden for sunbathing and enjoying what is shaping up to be a great summer.

Selecting the right mix of housemates and delivering a great customer service, to us is our ultimate goal, so if this sounds like a community you'd like to join, do reach out for a viewing.

ENTRANCE HALL

Newly decorated spacious entrance hall with stairs rising to first floor, under-stairs storage cupboard, radiator, cupboard housing fuse board and meter, newly fitted vinyl flooring. Doors off

COMMUNAL KITCHEN

9' 11" x 7' 5" (3.036m x 2.278m) Newly fitted kitchen, with double glazed window to the rear, door to rear garden, newly fitted wall mounted and floor units with work surfaces over, new fridge/freezer, newly installed Beko oven and hob with extractor hood over, newly installed washing machine and tumble dryer, radiator and vinyl flooring.

COMMUNAL LOUNGE

13' 2" x 12' 9" (4.019m x 3.905m) Bay window to front, 2 x sofas, wooden coffee table, table and 2 chairs, laminate flooring and radiator.

BEDROOM TWO

13' 0" x 12' 8" (3.966m x 3.876m) Double glazed window to rear, bed, table and chair, radiator and carpet.

ENSUITE

Shower cubicle with shower, wash hand basin with storage below, w.c, and vinyl flooring.

COMMUNAL BATHROOM

6' 2" x 5' 11" (1.902m x 1.812m) Obscured double glazed window to rear, newly fitted suite comprising shower cubicle with shower over, white pedestal wash hand basin, white low level w.c, radiator and new vinyl flooring.

EXTERNALLY

To the front there is a communal driveway and gravelled area parking for several vehicles. To the rear there is a communal low maintenance garden and patio area, enclosed by fencing and hedging.

ADDITIONAL INFORMATION

The rent will include a cleaner bi-weekly, water bill, gas and electric and council tax bills.

FEES

A holding deposit of 1 week's rent of £180.00 is applicable

Rent is paid per calendar month in advance

A deposit of 5 week's rent £900.00 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		88 B
69-80	C		
55-68	D	65 D	
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.