



7 Woodpecker Mews, Cepen Park North, Chippenham, Wiltshire, SN14

**michael
antony**

7 Woodpecker Mews, Cepen Park
North, Chippenham, Wiltshire,
SN14 6XX

Set in a quiet cul-de-sac is this very spacious, light airy five bedroom property, with garage and driveway parking. The accommodation comprises, entrance hall, downstairs cloakroom, lounge, kitchen/diner, utility room, master bedroom with en-suite, second bedroom with en-suite, three further bedrooms and family bathroom. Further benefits include gas central heating and uPVC double glazing throughout and good size rear garden. The property has easy access to M4 and A350, local supermarket and secondary schools.

- AVAILABLE BEGINNING OF AUGUST
- FIVE BEDROOMS, TWO WITH ENSUITES
- GARAGE AND DRIVEWAY PARKING
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING THROUGHOUT
- EASY ACCESS TO M4 AND A350
- CLOSE TO GOOD PRIMARY & SECONDARY SCHOOLS
- PET CONSIDERED

£2,100 pcm









64a Market Place, Chippenham SN15 3HG. Email: lettings@michaelantony.co.uk

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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

uPVC front door leads into the entrance hall, door to cloakroom, door to garage, radiator, carpeted, doors off to lounge, kitchen/diner and utility room, stairs rising to first floor.

LOUNGE/DINER

18' 7" x 12' 7" (5.679m x 3.847m, plus recess to patio doors) A large lounge with uPVC patio doors to rear garden, uPVC double glazed window to rear, radiator and carpeted. Opening to Kitchen/Diner.

KITCHEN/DINER

25' 8" x 12' 8" (7.827m x 3.883m) A good sized kitchen/diner, with integrated fridge, freezer, dishwasher, a Stoves Aga with 7 ring hob, range of wall mounted and floor units with work surfaces over, uPVC double glazed window to front, white ceramic one and half bowl sink and drainer, wood flooring, uPVC double glazed door to side, uPVC double glazed patio door to rear garden, space for tall fridge/freezer (option to purchase current tenants fridge/freezer by separate negotiation).

UTILITY ROOM

7' 6" x 6' 8" (2.287m x 2.057m) uPVC double glazed window to front, range of wall mounted and floor units with work surfaces over, space and plumbing for washing machine, space for tumble dryer, tiled flooring.

DOWNSTAIRS CLOAKROOM

Frosted uPVC double glazed window to front, corner wash hand basin, w.c, radiator and laminate flooring.

STAIRS/LANDING

Spacious landing with doors off to bedrooms, storage cupboard housing hot water cylinder and shelf, carpeted.

BEDROOM TWO

13' 0" x 11' 7" (3.978m x 3.550m) A good sized double bedroom with uPVC double glazed window to rear, radiator and carpeted. Door to Ensuite.

ENSUITE

6' 7" x 6' 0" (2.021m x 1.841m) Frosted uPVC double glazed window, corner shower cubicle with shower, pedestal wash hand basin, w.c, tiled flooring and radiator.

MASTER BEDROOM

15' 11" x 12' 1" (4.854m x 3.687m) uPVC double glazed windows to rear, Juliet balcony, 2 x radiators and carpeted. Door to Ensuite

ENSUITE

6' 8" x 5' 5" (2.048m x 1.658m) Corner shower cubicle with shower, wash hand basin, w.c, tiled flooring and radiator.

FAMILY BATHROOM

8' 6" x 8' 0" (2.607m x 2.453m) uPVC double glazed frosted window to side, deep bath with central taps and hand held shower, shower cubicle with shower, wash hand basin, w.c, tall ladder style heated towel rail, and laminate flooring.

BEDROOM THREE

12' 1" x 7' 3" (3.696m x 2.228m) uPVC double glazed window to front, radiator and carpeted.

BEDROOM FIVE/OFFICE

9' 0" x 8' 0" (2.754m x 2.445m) uPVC double glazed window to front, radiator and carpeted.

BEDROOM FOUR

10' 4" x 9' 7" (3.162m x 2.943m) uPVC double glazed window to front, radiator and carpeted.

EXTERNALLY

At the front of the property there is ample driveway parking, garage with up and over door, power and light.

A gate give access to the side of the property which in turn leads to the rear garden, mainly laid to lawn with a variety of trees, large patio area, garden shed, enclosed by fencing and stone walling.

COUNCIL TAX

Band 'D'

FEES

A holding deposit of 1 week's rent of £483.00 is applicable

Rent is paid per calendar month in advance

A deposit of 5 week's rent of £2,423.00 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		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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