



**14 Little Down, Chippenham, Wiltshire, SN14 0DW**

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## 14 Little Down, Chippenham, Wiltshire, SN14 0DW

A light and spacious three bedroom terraced property a short distance away from local amenities and good primary and secondary schools. The accommodation comprises, entrance hall, sitting room, kitchen/diner, rear porch/utility room, three bedrooms with en-suite shower to the master and bathroom. Further benefits include two off road parking spaces, uPVC double glazing throughout and gas central heating. RESTRICTIONS: NO PETS. AVAILABLE BEGINNING OF AUGUST.

- AVAILABLE BEGINNING AUGUST
- NO PETS
- THREE BEDROOMS WITH ENSUITE TO THE MASTER
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- OFF ROAD PARKING

£1,450 pcm



### ENTRANCE HALL

uPVC front door leads into the entrance hall, with stairs rising to first floor, laminate flooring. Doors off

### LOUNGE

12' 9" x 11' 5" (3.9m x 3.5m) uPVC double glaze window to front elevation, radiator and carpeted.

### KITCHEN/DINING ROOM

19' 8" x 9' 10" (6.0m x 3.0m) uPVC double glazed window overlooking in to rear porch/utility room, uPVC double glazed patio doors to the rear garden and rear porch/utility room, range of wall mounted and floor units, with works surfaces over, electric oven and inset hob with extractor hood over, laminate flooring, one and half bowl sink and drainer.

### UTILITY ROOM

uPVC door from the kitchen, leads into a rear porch used as a utility room with uPVC double glazed windows and door, space and plumbing for washing machine and tumble dryer, laminate flooring.

### STAIRS/LANDING

Carpeted. Door to storage cupboard housing hot water cylinder and shelving. Doors off to bedrooms and bathroom.

### BEDROOM ONE

10' 5" x 8' 10" (3.2m x 2.7m) uPVC double glazed window to rear elevation, built in wardrobe, radiator and carpeted. Door to Ensuite.

### ENSUITE SHOWER ROOM

Frosted uPVC double glazed window, corner shower cubicle with shower, w.c, and wash hand basin, vinyl flooring.

### BEDROOM TWO

9' 2" x 8' 10" (2.8m x 2.7m) uPVC double glazed window to front elevation, built in wardrobe, radiator and carpeted.

### BEDROOM THREE

9' 10" x 5' 10" (3.0m x 1.8m) uPVC double glazed window to front elevation, radiator and carpeted.

### BATHROOM

Frosted uPVC double glazed window to rear elevation, 'P' shaped panelled bath with shower over, w.c, wash hand basin with storage below, ladder style heated towel rail and vinyl flooring.

### EXTERNALLY

At the front of the property there is an area of lawn and footpath leading to the front door.

To the rear of the property there is an area of patio and gravelled garden enclosed by fencing and a gate giving access to the parking for two spaces at the rear.

### COUNCIL TAX

Band 'B'

### FEES

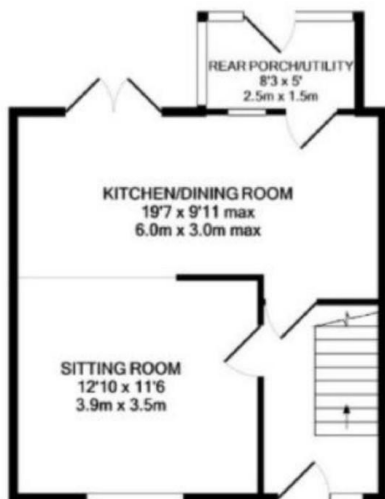
A holding deposit of 1 week's rent of £334.00 is applicable

Rent is paid per calendar month in advance

A deposit of 5 week's rent £1,673.00 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		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR  
APPROX. FLOOR  
AREA 427 SQ.FT.  
(39.7 SQ.M.)

FIRST FLOOR  
APPROX. FLOOR  
AREA 386 SQ.FT.  
(35.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 813 SQ.FT. (75.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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