



20 Signal Way, Chippenham, Wiltshire, SN14 0FP

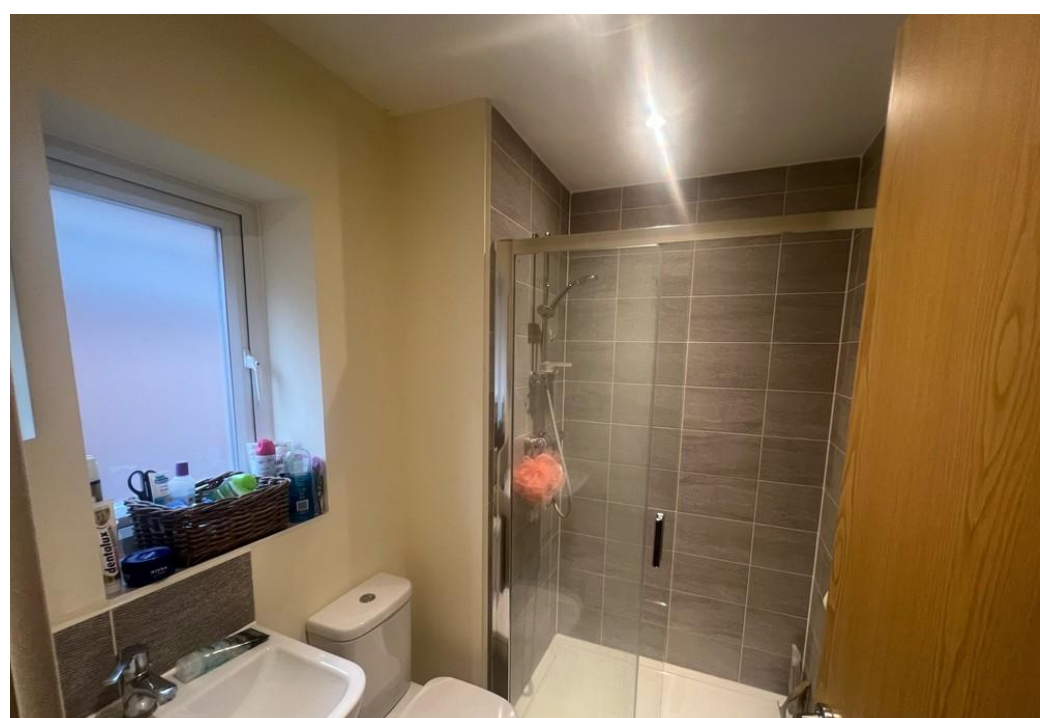
**michael
antony**

20 Signal Way, Chippenham,
Wiltshire, SN14 0FP

Set within easy reach of good primary and secondary schools, is this four-bedroom detached house overlooking an open green space. The accommodation comprises: entrance hall, cloakroom, lounge, kitchen/diner, four bedrooms, with en-suite to the master bedroom, family bathroom, gardens, single garage and parking in front of the garage. Further benefits include gas central heating, uPVC double glazing throughout and is within reach of the mainline railway station and town centre. AVAILABLE: October 2024

- CLOSE TO PRIMARY & SECONDARY SCHOOLS
- DETACHED FOUR BEDROOM HOUSE
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- GARAGE & PARKING
- ENSUITE TO THE MASTER BEDROOM
- OVERLOOKING OPEN GREEN SPACE
- ENCLOSED REAR GARDEN

£1,950 pcm





ENTRANCE HALL

Front door leads into entrance hallway, with stair case to first floor, radiator, storage cupboard, doors off.

LIVING ROOM

21' 1" x 10' 2" (6.45m x 3.12m) uPVC Double glazed window to front, with uPVC double glazed French doors to the rear patio/garden, two radiators, carpeted and under stairs cupboard.

KITCHEN/ DINER

20' 4" x 10' 11" (6.22m x 3.33m) uPVC double glazed window to rear, to the side, and uPVC double glazed French doors to the rear garden, laminated work tops with a range of cupboards and drawers under, inset stainless steel sink unit, inset five ring gas hob with cooker hood and fitted electric double oven, integrated washer/dryer, dishwasher, fridge and freezer, wall mounted gas boiler, radiator laminate flooring.

CLOAKROOM

W.C, wash hand basin and radiator and tiled flooring.

OFFICE/STUDY/BEDROOM FIVE

uPVC double glazed window to front elevation, radiator and carpeted.

LANDING

uPVC double glazed window to the rear, built in cupboard housing hot water tank, access to loft and carpeted. Doors off to bedrooms and bathroom.

BEDROOM ONE

13' 6" x 10' 11" (4.14m x 3.33m) uPVC double glazed window to the rear, radiator, carpeted and door to the en suite.

ENSUITE SHOWER

uPVC frosted double glazed window to the side, fully tiled double shower cubicle, wash hand basin, toilet, heated towel rail and laminated flooring.

BEDROOM TWO

10' 11" x 9' 10" (3.35m x 3.00m) uPVC Double glazed window to the front, radiator and carpeted.

BEDROOM THREE

10' 4" x 9' 10" (3.15m x 3.02m) uPVC double glazed window to the front, radiator and carpeted.

BEDROOM FOUR

10' 2" x 8' 9" (3.12m x 2.69m) uPVC double glazed window to the rear, radiator and carpeted.

FAMILY BATHROOM

6' 9" x 6' 3" (2.08m x 1.91m) uPVC double glazed window to the front, bath with mixer/spray shower attachment along with mains fed shower, wash hand basin, toilet, heated towel rail and laminate flooring.

GARDENS

To the front of the property there is an area of lawn either side of the footpath leading to the front door. To the rear of the property there is an area of garden laid mainly to lawn with patio area, flower beds and borders, gated side and rear access leading to the garage in a block, outside tap.

SINGLE GARAGE

21' 5" x 9' 6" (6.53m x 2.92m) Single garage, up and over door, storage space over rafters.

PARKING

There is parking space in front of the garage.

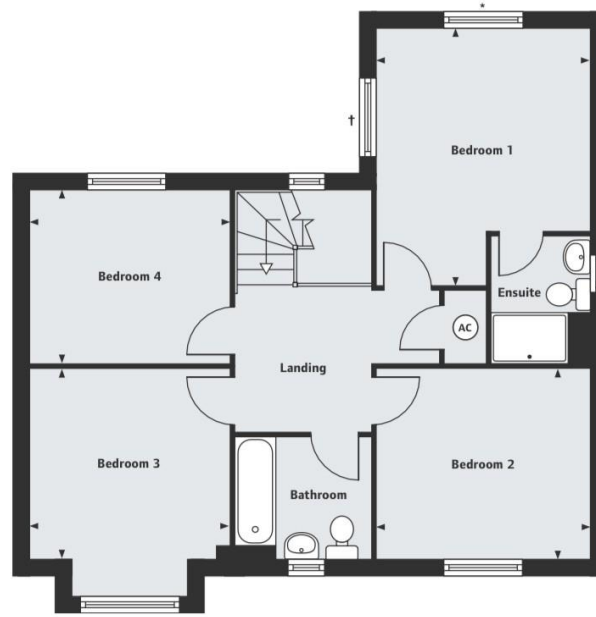
COUNCIL TAX

Band 'E'

FEES

A holding deposit of 1 week's rent of £448.00 is applicable
 Rent is paid per calendar month in advance
 A deposit of 5 week's rent £2,250.00 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		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

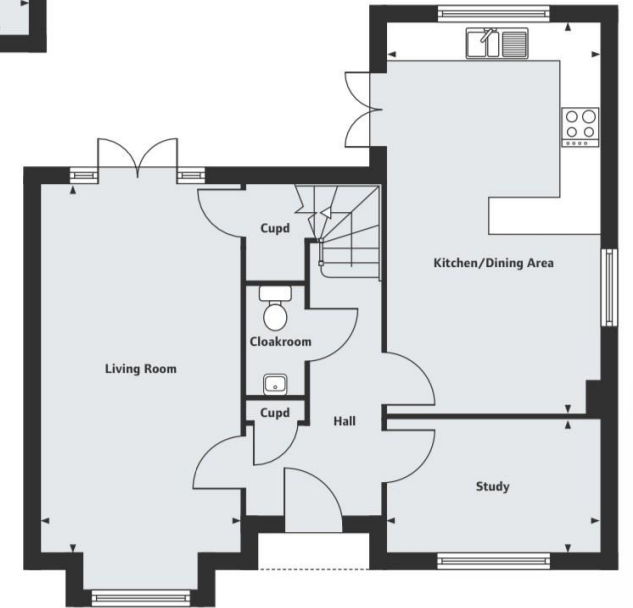


First Floor

Bedroom 1	4.08m x 3.38m	13'5" x 11'1"
Bedroom 2	3.39m x 3.01m	11'1" x 9'11"
Bedroom 3	3.16m x 3.01m	10'4" x 9'11"
Bedroom 4	3.16m x 2.72m	10'4" x 8'11"

Ground Floor

Living Room	5.85m x 3.12m	19'2" x 10'3"
Kitchen/Dining Area	6.23m x 3.34m	20'5" x 10'11"
Study	3.34m x 2.10m	10'11" x 6'11"



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