



7 Plough Lane, Kington Langley, Chippenham, Wiltshire, SN15 5PR

**michael
antony**

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A three bedroom semi detached property in the village of Kington Langley. The location gives easy access to the M4 and A350, has the benefit of a good Primary School and a short distance from the Market Town of Chippenham. The accommodation comprises: entrance hall, lounge, kitchen, downstairs w.c., two double bedrooms and one single bedroom. Further benefits include uPVC double glazing, gas central heating, off road parking, lawned garden to the front and low maintenance garden to the rear. AVAILABLE IMMEDIATELY. PETS CONSIDERED.

- VILLAGE LOCATION
- THREE BEDROOMS
- OFF ROAD PARKING
- UPVC DOUBLE GLAZING

£1,500 pcm



ENTRANCE HALL

uPVC front door leads into the entrance hall, with storage cupboard, doors off to lounge, kitchen, downstairs cloakroom and stairs rising to the first floor.

LOUNGE

16' 8" x 10' 10" (5.082m x 3.321m) With uPVC double glazed window to front and rear elevation, radiator and laminate flooring.

KITCHEN

9' 8" x 7' 3" (2.967m x 2.233m) uPVC double glazed window to rear elevation, wall and mounted units with work surfaces over, electric oven with gas hob and extractor hood over, space and plumbing for washing machine, space for under counter fridge/freezer, stainless steel sink and drainer and laminate flooring.

CLOAKROOM

6' 6" x 2' 5" (2.000m x 0.749m) Frosted uPVC double glazed window to side, white suite comprising corner wash hand basin, w.c, radiator and laminate flooring.

STAIRS/LANDING

Carpeted and doors off to bedrooms and bathroom.

BEDROOM ONE

10' 4" x 9' 8" (3.153m x 2.953m) uPVC double glazed window to rear elevation, storage cupboard housing Worcester boiler, radiator and carpeted.

BEDROOM TWO

10' 2" x 5' 11" (3.107m x 1.819m) uPVC double glazed window to rear elevation, radiator and carpeted.

BEDROOM THREE

7' 8" x 7' 3" (2.360m x 2.226m) uPVC double glazed window to front elevation, radiator and carpeted.

BATHROOM

7' 5" x 5' 10" (2.269m x 1.783m) Frosted uPVC double glazed window to side elevation, storage cupboard, white suite comprising 'P' shaped bath with shower over, pedestal wash hand basin, w.c, tiled splashbacks and laminate flooring.

EXTERNALLY

To the front of the property is a long garden, mainly laid to lawn and enclosed by fencing. There is access from the side which in turn leads to the rear garden, which is mainly patio and enclosed by fencing.

COUNCIL TAX

Band 'C

FEES

A holding deposit of 1 week's rent £322.00 is applicable

Rent is paid per calendar month in advance

A deposit of 5 week's rent, £1,730.00 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		87 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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