



71 Castlehaven Close, Pewsham, Chippenham, Wiltshire, SN15 3TG

**michael
antony**

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Chippenham, Wiltshire, SN15 3TG

****AVAILABLE IMMEDIATELY**** This one bedroom ground floor apartment has recently been redecorated and new carpet in the bedroom. The property is situation on the Pewsham Estate a short distance away from local amenities and Primary School. The accommodation comprises: lounge, kitchen, bedroom, bathroom. Further benefits include allocated parking space, gas central heating and double glazing. RESTRICTIONS: NO PETS

- AVAILABLE IMMEDIATELY
- NO PETS
- PEWSHAM ESTATE
- NEWLY DECORATED
- GAS CENTRAL HEATING
- DOUBLE GLAZING

£875 pcm



LOUNGE

14' 0" x 13' 7" (4.285m x 4.161m) The property is accessed via a footpath from the car park to the side of the property. A further footpath leads to the double glazed front door, which in turn leads into the lounge/kitchen. The lounge has a double glazed window to the front, stairs rising to the first floor, radiator and carpeted. Opening leads into the kitchen.

KITCHEN

10' 9" x 5' 5" (3.282m x 1.662m) Double glazed window to the front, cupboards with brand new work surfaces over, space and plumbing for washing machine, space for fridge/freezer, gas oven with gas hob and extractor hood over, stainless steel sink and drainer and laminate flooring.

BEDROOM

15' 3" x 10' 8" (4.662m x 3.274m) Double glazed window to front, a double and single storage cupboard, further storage cupboard housing boiler and shelving, radiator and new carpet. Door to bathroom.

BATHROOM

6' 4" x 5' 7" (1.945m x 1.715m) Double glazed frosted window to the front, white suite comprising panelled bath with Triton T80 shower over and shower screen, w.c, pedestal wash hand basin, wall mounted cabinet, shelf and mirror, full height heated towel rail, tiled splashbacks and laminate flooring.

STAIRS/LANDING

Carpeted, door to bedroom.

EXTERNALLY

To the front of the property there is a low maintenance garden with a side shed for storage, enclosed by fencing and shrubs.

To the side of the property there is a car park with the allocated parking.

COUNCIL TAX

Band 'A'

FEES

A holding deposit of 1 week's rent of £201.00 is applicable

Rent is paid per calendar month in advance

A deposit of 5 week's rent £1,009.00 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		90 B
69-80	C	73 C	
55-68	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.