



**9 Pewsham Lock, Pewsham, Chippenham, Wiltshire, SN15 3GH**

**michael  
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## 9 Pewsham Lock, Pewsham, Chippenham, Wiltshire, SN15 3GH

**\*\*AVAILABLE IMMEDIATELY\*\*** A light and airy two bedroom terraced house in cul-de-sac location on the Pewsham Estate, which would suit a professional couple or single occupier. The accommodation comprises: Entrance hall, lounge/diner, two bedrooms with en-suite to the master bedroom and bathroom. Further benefits include enclosed rear low maintenance garden, uPVC double glazing throughout, gas central heating and two allocated parking spaces. RESTRICTIONS: NO PETS.

- AVAILABLE IMMEDIATELY
- NO PETS
- CLOSE TO TOWN CENTRE AND LOCAL AMENITIES
- ENCLOSED REAR GARDEN

£1,150 pcm



### ENTRANCE HALL

uPVC front door leads into the entrance hall with good sized storage cupboard with coat plaque and shelf, tiled flooring and radiator. Door off to lounge and archway to kitchen.

### LOUNGE/DINER

15' 2" x 13' 1" (4.631m x 3.994m) With uPVC patio door to rear garden with curtains, under-stairs storage cupboard, radiator and carpeted. Stairs rising to first floor.

### KITCHEN

7' 7" x 7' 3" (2.332m x 2.226m) With uPVC double glazed window to the front elevation, range of wall mounted and floor units with work surfaces over, electric oven and hob with extractor fan over, space for fridge/freezer, space and plumbing for washing machine, single drainer stainless steel sink, archway to lounge/diner and tiled flooring.

### STAIRS/LANDING

Stairs rising to first floor, carpeted and doors off to bedrooms and bathroom.

### MASTER BEDROOM

9' 9" x 8' 2" (2.976m x 2.510m) uPVC double glazed window to front, curtains, door to storage cupboard with hanging rail and shelf, radiator and carpeted. Door to en-suite shower.

### ENSUITE SHOWER

4' 5" x 3' 7" (1.356m x 1.097m) Obscure uPVC double glazed window to front, wash hand basin, shower cubicle with shower and vinyl flooring.

### BATHROOM

6' 7" x 6' 3" (2.011m x 1.911m) Suite comprising panelled bath with shower over, aqua boarding, w.c, wash hand basin with storage below, radiator and vinyl flooring.

### BEDROOM TWO

9' 5" x 7' 7" (2.894m x 2.323m) uPVC double glazed window to rear, with curtains, storage cupboard housing hot water cylinder, further cupboard with hanging rail and shelf, radiator and carpeted.

### EXTERNALLY

To the front of the property there are two allocated parking space and a gravelled garden.

To the rear there is an enclosed rear low maintenance garden with shed. There is also access from the layby at the side of the street, through the side gate into the rear garden.

### COUNCIL TAX

Band 'B'

### FEES

A holding deposit of 1 week's rent of £265.00 is applicable

Rent is paid per calendar month in advance

A deposit of 5 week's rent £1,326.00 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	72 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.