



**2 Anglesey Mead, Pewsham , Chippenham, Wiltshire, SN15 3UB**

**michael  
antony**



## 2 Anglesey Mead, Pewsham , Chippenham, Wiltshire, SN15 3UB

**\*\* AVAILABLE IMMEDIATELY \*\*** A light and spacious THREE BEDROOM DETACHED property located on the Pewsham Estate. The property has recently been refurbished and decorated and is set within easy reach of local amenities and has good access to the A4 and A350. The accommodation comprises, entrance hall, lounge, diner, newly fitted kitchen, downstairs w.c, two double and one single bedroom and newly fitted bathroom. Further benefits include gas central heating, uPVC double glazing, enclosed rear garden, garage and driveway parking. RESTRICTIONS: NO PETS.

- AVAILABLE IMMEDIATELY
- NO PETS
- NEW KITCHEN & BATHROOM
- NEWLY DECORATED
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- GARAGE & DRIVEWAY PARKING

£1,500 pcm













64a Market Place, Chippenham SN15 3HG. Email: [lettings@michaelantony.co.uk](mailto:lettings@michaelantony.co.uk)

**[www.michaelantony.co.uk](http://www.michaelantony.co.uk)**

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.

### **ENTRANCE HALLWAY**

16' 5" x 4' 7" (5.005m x 1.399m plus recess to stairs) Front door leads into the entrance hall, with door to downstairs w.c, understairs storage cupboard, stairs rising to first floor and radiator. Doors to lounge and kitchen.

### **LOUNGE**

15' 10" x 10' 11" (4.846m plus window recess x 3.348m) A good sized lounge with bay window to the front elevation, curtains, ornamental fireplace in stone hearth, radiators and laminate flooring. Doors leading into Dining Room.

### **DINING ROOM**

9' 6" x 8' 10" (2.90m x 2.699m) With uPVC patio doors to rear garden, with floor length curtains, serving hatch to kitchen, laminate flooring and radiator.

### **DOWNSTAIRS W.C**

5' 2" x 2' 11" (1.590m x 0.896m) Frosted uPVC double glazed window to front elevation, w.c, wash hand basin with storage below, heated towel rail and tiled flooring.

### **KITCHEN**

10' 1" x 9' 4" (3.096m x 2.852m) uPVC double glazed window overlooking rear garden, uPVC door to rear garden, newly fitted kitchen with a range of wall mounted and floor units with work surfaces over, newly fitted electric oven and inset hob with extractor hood over, newly fitted integrated dishwasher, space and plumbing for washing machine, space for fridge/freezer, single drainer stainless steel sink with mixer tap, laminate flooring and radiator.

### **STAIRS/LANDING**

Newly carpeted stairs with uPVC double glazed window to side elevation and storage cupboard housing boiler.

### **BATHROOM**

6' 9" x 5' 9" (2.058m x 1.757 plus window recess m) Frosted uPVC double glazed window to rear elevation, newly fitted suite in white comprising panelled bath with shower over, shower curtain, w.c, wash hand basin with storage below, dual fuel ladder style heated towel rail and laminate flooring.

### **MASTER BEDROOM**

12' 1" x 10' 9" (3.697m x 3.29m) uPVC double glazed window to rear elevation with curtains, built in wardrobe, newly carpeted and radiator.

### **BEDROOM TWO**

11' 8" x 9' 0" (3.557m x 2.765m) uPVC double glazed window to front elevation, with curtains, built in wardrobe, newly carpeted and radiator.

### **BEDROOM THREE**

8' 5" x 7' 7" (2.568m x 2.314m) uPVC double glazed window to front elevation, with curtains, newly carpeted and radiator.

### **EXTERNALLY**

To the front of the property there is a garage with up and over door and side gate leading to the rear. Driveway parking and area of lawn enclosed by hedging.

A side gate gives access to the rear garden, which is enclosed by fencing with gravel border, lawn and patio area. A side door gives access into the garage.

### **COUNCIL TAX**

Band 'D'

## FEES

A holding deposit of 1 week's rent, £345.00 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		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

64a Market Place, Chippenham SN15 3HG. Email: [lettings@michaelantony.co.uk](mailto:lettings@michaelantony.co.uk)

[www.michaelantony.co.uk](http://www.michaelantony.co.uk)

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.