



**Peregrine Court, Calne, Wiltshire, SN11 9RY**

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## Peregrine Court, Calne, Wiltshire, SN11 9RY

AVAILABLE AUGUST 2025. A well presented two bedroom terraced property with one allocated parking space. The accommodation comprises, entrance hall, lounge, kitchen with white goods, downstairs w.c, two double bedrooms and bathroom. Further benefits include enclosed rear garden, one parking space to the front, gas central heating and uPVC double glazing throughout. RESTRICTIONS: NO PETS.

- AVAILABLE BEGINNING AUGUST
- NO PETS
- ENCLOSED REAR GARDEN
- ALLOCATED PARKING
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING

£980 pcm



### ENTRANCE HALL

uPVC front door leads into the entrance hall with understairs storage cupboard, radiator and laminate flooring. Doors to kitchen, w.c, and lounge.

### LOUNGE

11' 8" x 10' 1" (3.578m x 3.081m) With uPVC double glazed door to rear garden, laminate flooring and radiator. Stairs rising to the first floor.

### DOWNSTAIRS WC

5' 1" x 3' 1" (1.556m x 0.952m) White suite comprising, w.c, and wash hand basin, radiator and vinyl flooring.

### KITCHEN

12' 1" x 7' 10" (3.708m x 2.406m) With uPVC double glazed window to the front elevation, range of wall mounted and floor units with work surfaces over, electric oven with gas hob and extractor hood over, washer/dryer, tall fridge/freezer, (appliances are on an extended warranty) radiator and vinyl flooring.

### BEDROOM ONE

11' 8" x 9' 9" (3.581m x 2.984m) With uPVC double glazed window to the rear, wardrobe radiator and laminate flooring.

### BEDROOM TWO

11' 9" x 8' 5" (3.583m x 2.582m) With uPVC double glazed window to the front, radiator and laminate flooring.

### BATHROOM

6' 7" x 5' 5" (2.009m x 1.675m) White suite comprising of panelled bath with shower over, pedestal wash hand basin with storage below, w.c, and vinyl flooring.

### EXTERNALLY

At the front of the property is one allocated parking space. To the rear there is a garden, mainly laid to lawn with patio area, trees and shrubs and enclosed by fencing.

### COUNCIL TAX

Band 'B'

### FEES

A holding deposit of 1 week's rent, £225.00 is applicable

Rent is paid per calendar month in advance

A deposit of 5 week's rent £1,130.00 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		94 A
81-91	B		
69-80	C	79 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.