



Roman Way, Chippenham, Wiltshire, SN15 3TJ

**michael
antony**

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AVAILABLE IMMEDIATELY! A light and airy
TWO DOUBLE BEDROOM terraced property,
located on the Pewsham Estate with front and
rear gardens and tandem parking spaces. The
accommodation comprises: lounge/diner,
kitchen, two double bedrooms and bathroom.
Further benefits include gas central heating,
uPVC double glazing throughout, front and
rear garden with shed and allocated tandem
parking spaces. RESTRICTIONS: NO PETS

- AVAILABLE IMMEDIATELY
- NO PETS
- TANDEM PARKING SPACE
- GAS CENTRAL HEATING

£995 pcm



LOUNGE/DINER

15' 9" x 12' 7" (4.821m x 3.843m) Spacious lounge with uPVC double glazed window to the front elevation, electric heater, spiral staircase and laminate flooring. Sliding door to Kitchen.

KITCHEN/BREAKFAST ROOM

12' 6" x 7' 5" (3.830m x 2.283m) uPVC double glazed window and door to the rear garden, range of wall and flooring units with work surfaces over, electric oven and hob, stainless steel sink and drainer and laminate flooring.

BEDROOM ONE

10' 4" x 8' 3" (3.162m x 2.523m) uPVC double glazed window to the front elevation, built in wardrobe, electric heater and carpeted.

BATHROOM

7' 2" x 4' 7" (2.204m x 1.407m) White suite comprising panelled bath with shower over, wash hand basin with storage below, low level w.c, ladder style heated towel rail and vinyl flooring.

BEDROOM TWO

uPVC double glazed window to the rear elevation, built in wardrobe, storage cupboard housing hot water cylinder, electric heater and carpeted.

EXTERNALLY

To the front of the property there is an area of lawn with shrubs and tree, and a storage cupboard

The rear garden is mainly laid to lawn, with patio area, and shed with rear access to the car park. The car park has allocated tandem parking.

COUNCIL TAX

Band 'B'

FEES

A holding deposit of 1 week's rent of £228.00 is applicable

Rent is paid per calendar month in advance

A deposit of 5 week's rent £1,148 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	74 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.