



Selions Close, Cepen Park North, Chippenham, Wiltshire, SN14 6YW

**michael
antony**

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Chippenham, Wiltshire, SN14 6YW

Set in a cul-de-sac location on the popular Cepen Park North development is this light and airy, three bedroom end of terraced house close to local Supermarket and schools. The accommodation comprises, lounge, dining room, kitchen, three bedrooms and bathroom. Further benefits include a garage, gas central heating and enclosed low maintenance rear garden. **AVAILABLE: END OF FEBRUARY. NOT AVAILABLE FOR PETS.**

- END TERRACE
- LOW MAINTENANCE REAR GARDEN
- GARAGE & PARKING
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING

£1,200 pcm



ENTRANCE HALL

Front door leads into small entrance hall with laminate flooring and radiator. Doors off to downstairs w.c and lounge.

DOWNSTAIRS WC

6' 8" x 3' 2" (2.038m x 0.966m) Obscure double glazed window to front, w.c, wash hand basin, tiled splashbacks, radiator and vinyl flooring.

LOUNGE

14' 9" x 11' 6" (4.520m x 3.523m) Double glazed window to front and side, radiator and laminate flooring.

DINING ROOM

7' 3" x 13' 5" (2.214m x 4.096m) Double glazed window to side and rear, radiator and laminate flooring. Door to kitchen. Stairs rising to first floor.

KITCHEN

12' 5" x 6' 11" (3.793m x 2.114m) Double glazed window to rear with double glazed door to rear garden. Range of floor and wall mounted cupboards, one of which houses a Worcester boiler, electric oven with gas hob and chimney style extractor hood over, single stainless steel sink and drainer with mixer tap, tiled splashbacks, laminate flooring, radiator. Understairs cupboard with vinyl flooring and shelf.

MASTER BEDROOM

15' 8" x 8' 9" (4.795m x 2.676m) Double glazed window to front, radiator and carpet. Storage cupboard with hanging rail and shelf. A further storage cupboard with carpet and shelf.

BEDROOM THREE

8' 8" x 5' 9" (2.644m x 1.770m) Double glazed window to front, radiator and carpet.

BATHROOM

6' 8" x 6' 3" (2.056m x 1.920m) Obscure double glazed window to rear, white suite comprising w.c, pedestal wash hand basin, bath with shower over and mixer tap to centre, tiled splashbacks to water sensitive areas, radiator, towel rail and vinyl flooring.

BEDROOM TWO

8' 3" x 11' 6" (2.521m x 3.507m) Double glazed window to rear, radiator and carpet.

EXTERNALLY

To the front a footpath leads to the front with an area of gravel and shrub.

A gate to the side of the property gives access to the rear garden.

The rear garden is low maintenance and enclosed by fencing and has a patio area and flower/shrub borders.

Behind the property is a garage with up and over door with parking available in front of the garage door.

COUNCIL TAX

Band 'D'

FEES

A holding deposit of 1 week's rent of £276.00 is applicable

Rent is paid per calendar month in advance
A deposit of 5 week's rent £1,384 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		88 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.