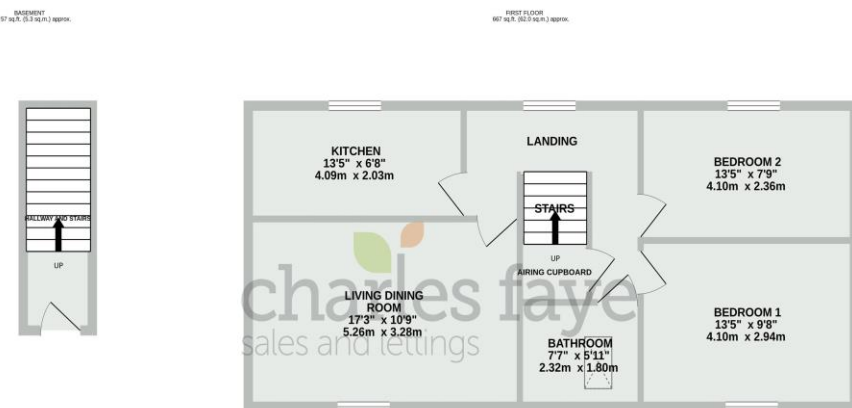


DIRECTIONS TO THE PROPERTY



CHARLES FAYE

Charles Faye Estate Agents has been successfully selling properties for many years in Calne and the surrounding villages.

We are delighted to be the only estate in the Calne area to be awarded exclusive membership of The Guild of Professional Estate Agents, providing us access to a network of other like-minded estate agents who are all committed to improving and enhancing the service and public perception of estate agencies across the UK.

Membership is contingent upon on-going good reputation and customer service and is reviewed annually to ensure we meet the strict criteria as detailed in The Guild's Code of Conduct.

FINANCIAL ADVICE

Free independent financial advice is available. Please call us for more information.

COUNCIL TAX BAND

The council tax band for this property is band B

PROPERTY RATING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)	77	77
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
www.epc4u.com			



8 Coppice Close
Chippenham, SN15 2FD

£225,000

'People & property are always at the heart of whatever we do'

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Charles Faye is the trading name of Lifestyle Options Limited. Company registration number 07448943.



VIEW ONLINE



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charles faye
sales and lettings

8 Coppice Close, Chippenham

CHAIN FREE! A spacious and well presented two double bedroom Coach House conveniently located on the favoured Western side of the town within easy access of the M4 motorway and town centre. Benefiting from having a front garden providing some outside space and large garage with driveway parking in front. Also included is an entrance hallway with stairs rising to the first floor, a modern kitchen with built in appliances, a light & airy living dining room, two good size double bedrooms, both benefiting from having built in wardrobes and finally a modern bathroom completes the property. Further benefits include UPVC double glazing and gas fired central heating.

- Freehold Coach House
- Good Size Living Room
- Modern Fitted Bathroom
- Single Garage
- Modern Fitted Kitchen With Integrated Appliances
- Two Double Bedrooms
- Driveway Parking

PROPERTY FRONT

Pathway leading to entrance door with canopy porch over.

ENTRANCE HALLWAY

Stairs rising to the first floor, radiator.

FIRST FLOOR

LANDING

Upvc double glazed window to rear, loft access, doors to kitchen, living room, bedrooms and bathroom, radiator.

KITCHEN 13' 5" x 6' 8" (4.09m x 2.03m)

Upvc double glazed window to the rear, fitted with a range of modern wall and base cabinets, work surface over, up stands, stainless steel sink unit, built in double oven, electric hob with extractor over, integrated fridge, freezer and dishwasher, space and plumbing for washing machine, cupboard housing wall mounted boiler, radiator, laminate flooring.



LIVING DINING ROOM 17' 3" x 10' 9" (5.25m x 3.27m)

Upvc double glazed window to front, velux window to front, spacious, light and airy, two radiators, laminate flooring.

BEDROOM ONE 13' 5" x 9' 8" (4.09m x 2.94m)

Upvc double glazed window to the front, fitted mirrored door wardrobe, radiator.

BEDROOM TWO 13' 5" x 7' 9" (4.09m x 2.36m)

Upvc double glazed window to rear, fitted mirrored door wardrobe, radiator.

BATHROOM 7' 7" x 5' 11" (2.31m x 1.80m)

Velux window, modern fitted suite comprising close coupled w.c., pedestal wash hand basin, 'P' shaped panelled bath with shower over, shower screen, tiled surrounds, heated towel rail, vinyl flooring.



EXTERNALLY

FRONT GARDEN

Enclosed area to the front laid to lawn with hedging, pathway leading to the front door.

DRIVEWAY PARKING

There is driveway parking to the front of the garage.

GARAGE

Larger than average garage with up and over door to the front, light and power.

