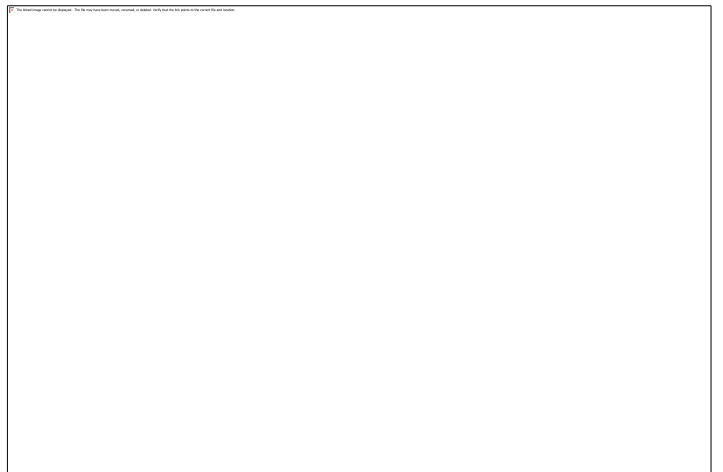
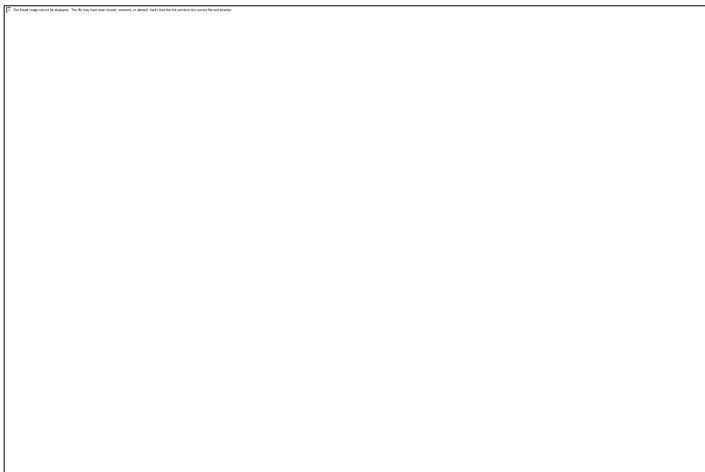


14 Campion Close
Calne SN11 9QG

Monthly Rental Of £650



- **Two Bedroom Property**
- **Close to Local Schooling & Amenities**
- **Living / Diner**
- **Allocated Parking**
- **Ideal FTB / BTL**
- **Well Presented**
- **Generous Garden**
- **Viewing A Must**



PROPERTY DESCRIPTION

A very well presented two bedroom house situated at the end of a quiet cul de sac. Close to local amenities and local schooling the accommodation on offer comprises: Entrance hallway, kitchen, living / dining room to the ground floor and two bedrooms and bathroom to the first floor. To the rear of the property there is a generous garden and allocated parking. This property would make an ideal BTL or FTB.

PROPERTY FRONT

Pathway leading to Upvc entrance door.

ENTRANCE HALL

Radiator, laminate flooring, doors leading to kitchen and living / dining room.

KITCHEN *8' 10" x 7' 2" (2.69m x 2.18m)*

Upvc double glazed window to rear, fitted with matching wall and base units with complementary work surfaces over, 1 1/2 bowl stainless steel sink unit, tiled splash backs, space for cooker, space and plumbing for automatic washing machine, space for fridge/ freezer, wall mounted combi boiler supplying domestic hot water and central heating, tiled flooring.

LIVING / DINING ROOM

Upvc double glazed window to rear, part glazed sliding French doors to garden, television and telephone point, coved ceiling, two radiators, laminate flooring, stairs rising to first floor.

FIRST FLOOR ACCOMMODATION

LANDING

Airing cupboard housing hot water tank, doors to bedrooms and bathroom.

BEDROOM ONE *11' 9" x 9' 4" (3.58m x 2.84m)*

Two Upvc double glazed windows to side and rear, storage recess, radiator.

BEDROOM TWO *11' 7" x 6' 1" (3.53m x 1.85m)*

Upvc double glazed window to rear, radiator.

BATHROOM

Upvc double glazed obscure window to rear, fitted suite comprising low level w.c., pedestal wash hand basin, panelled bath with mixer shower over, tiled surrounds, extractor fan, radiator.

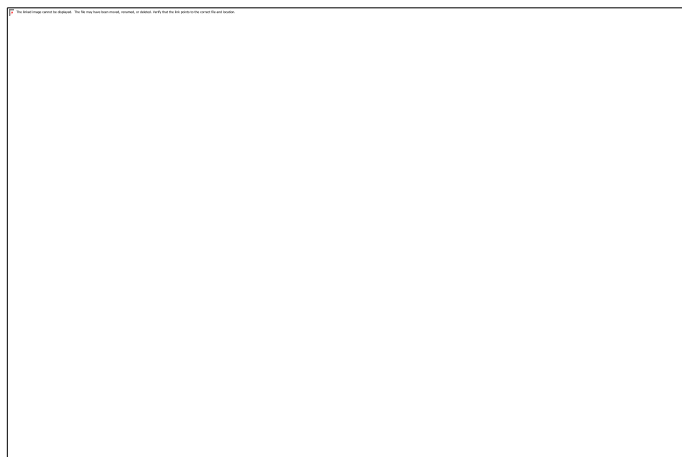
EXTERNALLY

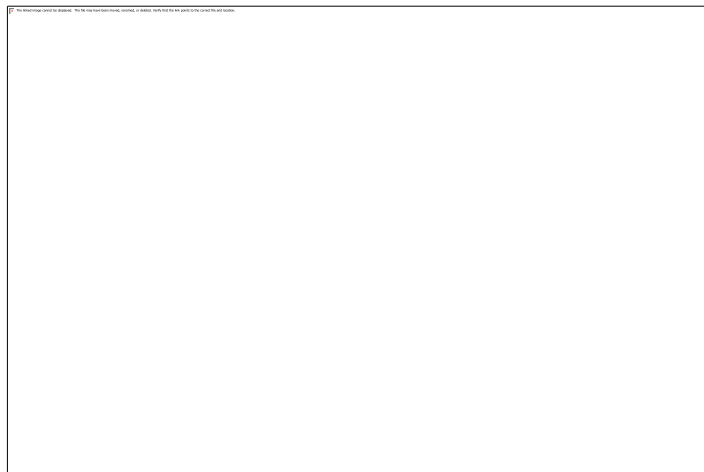
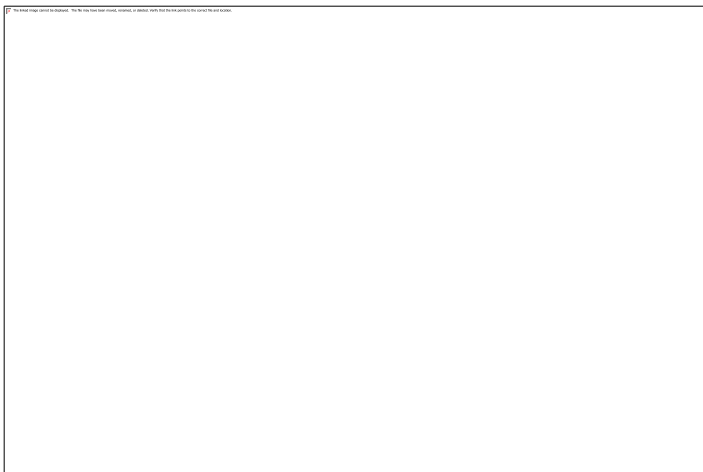
GARDEN

The garden is fully enclosed with wooden fencing. It is mainly laid to lawn with a decorative slate border, patio area, two wooden sheds and an outside tap.

ALLOCATED PARKING

The property benefits from having two allocated parking spaces.





USEFUL INFORMATION

More photographs and other information may be available for this property to view on our website at www.charlesfaye.co.uk. To access these details directly from our home page, please insert the following code into the Ref# box online: LSO00385

COUNCIL TAX BAND

The council tax band for this property is band B.

VIEWING INFORMATION

Please arrange all viewings via the agent only. Our office hours are Monday to Friday 09:00 – 17:30 and Saturdays 09:00 – 16:00. Sundays – by prior appointment.

ADDITIONAL INFORMATION

Please note that all measurements are approximate and that we have not tested any of the fixtures and fittings within the property.

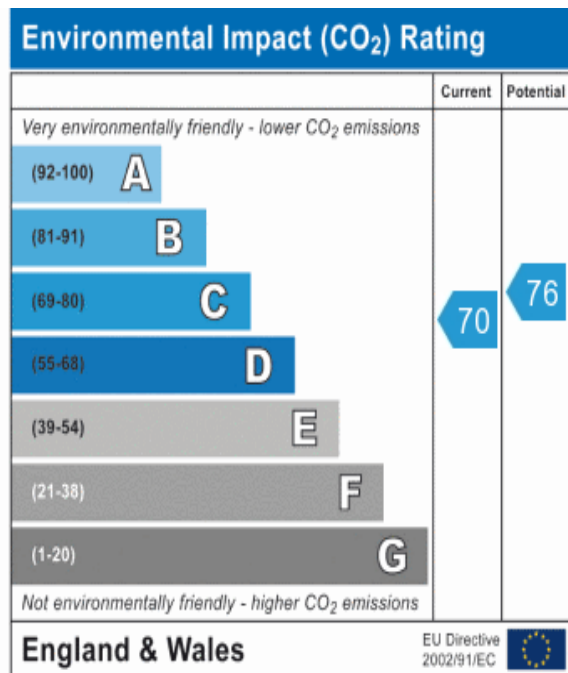
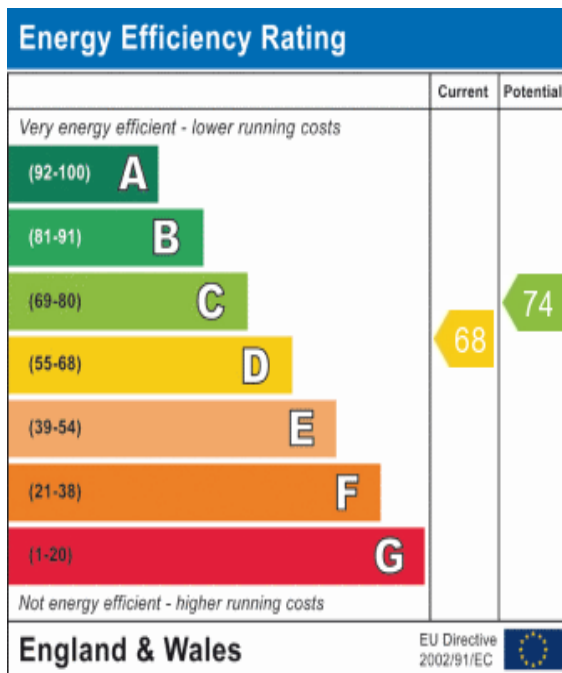
FINANCIAL ADVICE

Free Independent Financial Advice available. Please call the office for further information – 01249 822555.

DIRECTIONS

From the Charles Faye office turn right on to Wood Street and proceed straight across at the roundabout in to North Street. Take the first turning on the right into Bryans Close Road. Follow the road along which leads into Hungerford Road. Go past the William Street shops and take the second turning on the right into Duncan Street. Take the next turning on the left into Foxglove Way and then the second turning on the right into Campion Close where the property can be found on the right hand side in the very far corner.





Reference:
14 Campion Close EPC graph

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

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.



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