



## 6 St. Mellion Close, Monkton Park, Chippenham, SN15 3XN

£1,800 Per Month

- Contemporary detached home built for modern family living
- Three versatile reception rooms
- Double garage plus driveway parking
- Flexible layout offering space to work, relax and entertain
- Cloakroom, family bathroom and stylish en-suite
- Envious corner position in a quiet, desirable cul-de-sac
- Four generous double bedrooms
- Secluded rear garden for outdoor living
- Close distance to the railway station and town centre

## St. Mellion Close, Monkton Park, Chippenham, SN15

Approximate Area = 1242 sq ft / 115.3 sq m  
Garage = 278 sq ft / 25.8 sq m  
Total = 1520 sq ft / 141.1 sq m  
For identification only - Not to scale



## Directions

## Viewings

Viewings by arrangement only. Call 01249 466999 to make an appointment.

## Council Tax Band

E

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	