



**19 Turpin Way, Chippenham, SN14 0UF**

**£475,000**

Welcome to this property located on Turpin Way in the sought-after area of West Chippenham. This home boasts excellent road links to both the town centre and the M4 motorway, making it a convenient location for commuters and families alike. Situated in a desirable neighbourhood with no onward chain, this property offers a fantastic opportunity for those looking to settle down in a peaceful yet well-connected area. Contact us today to arrange a viewing and take the first step towards finding your dream home in Chippenham.

### **Porch**

Door to porch, further door to hallway.

### **Entrance Hallway**

Stair case to first floor, under stairs cupboard, radiator.

### **Living Room 17'09" x 10'09" (5.41m x 3.28m)**



Double glazed window, radiator, glazed doors to dining room.

### **Dining Room 10'02" x 10'01" (3.10m x 3.07m)**



Double glazed doors to conservatory, radiator.

### **Conservatory 14'02" x 9'06" (4.32m x 2.90m)**



Double glazed conservatory, radiator, doors to garden.

### **Kitchen / Diner 16'03" x 10'05" (4.95m x 3.18m)**



Double glazed window, work tops with a range of cupboards and drawers, inset stainless steel sink, space for cooker with cooker hood, plumbing and space for dishwasher, space for fridge/freezer, space for dining area, radiator, door to side lobby, window to conservatory,

### **Utility 4'09" x 4'09" (1.45m x 1.45m)**

Window, work top cupboard under, plumbing and space for washing machine, wall mounted gas boiler.

### **Toilet**

W.C, hand basin, radiator.

### **Side Lobby 13'08" x 3'08" (4.17m x 1.12m)**

Double glazed doors leading to garden and bin storage area, door to garage, radiator.

### **Landing**

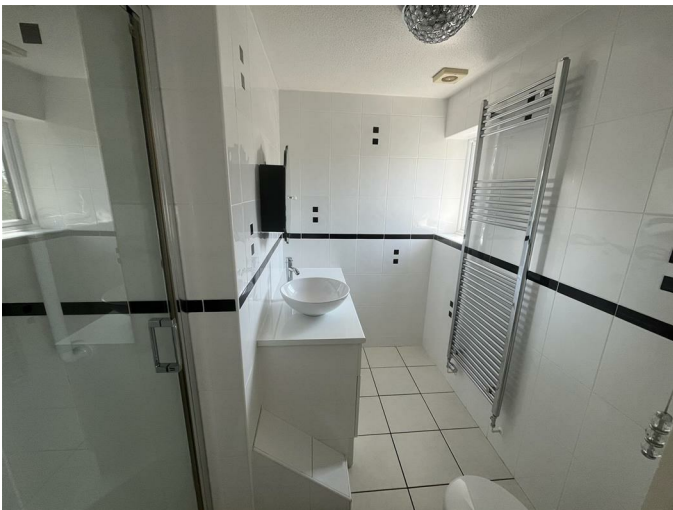
Doors to bedrooms and bathroom, access to loft.

**Bedroom One 16'11" x 11'01" (5.16m x 3.38m)**



Double glazed window, two radiators.

**En Suite**



Double glazed window, fully tiled shower cubicle, hand basin with cupboard under, W.C, towel radiator.

**Bedroom Two 11'03" x 10'03" (3.43m x 3.12m)**



Double glazed window, built in wardrobe, radiator.

**Bedroom Three 12'10" x 9'02" (3.91m x 2.79m)**



Double glazed window, radiator.

**Bedroom Four 9'06" x 9'02" (2.90m x 2.79m)**



Double glazed window, radiator.

## Bathroom



Double glazed window, 'P' shaped bath with shower over, hand basin, W.C, towel radiator.

## Outside



## Front

Driveway providing off road parking for two cars, and access to the garage.

## Rear



Enclosed garden with patio and lawn, gated side access leads into a side area with further access to the front, outside tap.



## Side



## Garage

The garage has been divided into two parts:

Workshop / Office 10'0" x 8'10"

Store 8'01" x 5'05" up and over door to the front.

**Tenure**

GOV.UK advise Freehold

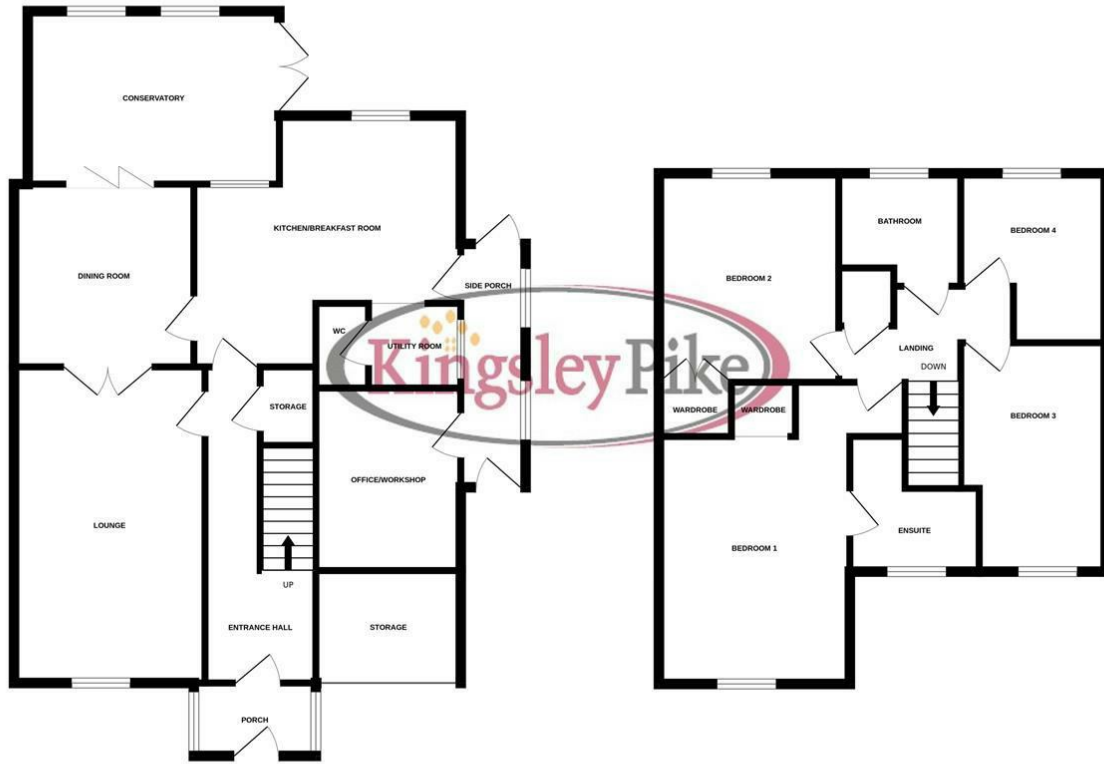
**Council Tax Band**

GOV.UK advise Band E.

# Floor Plan

GROUND FLOOR  
958 sq.ft. (89.0 sq.m.) approx.

1ST FLOOR  
630 sq.ft. (58.5 sq.m.) approx.



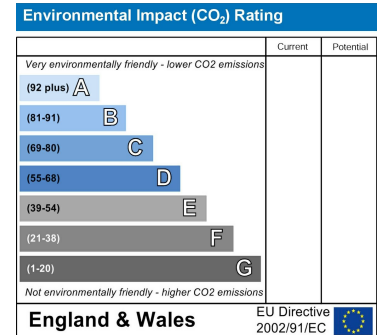
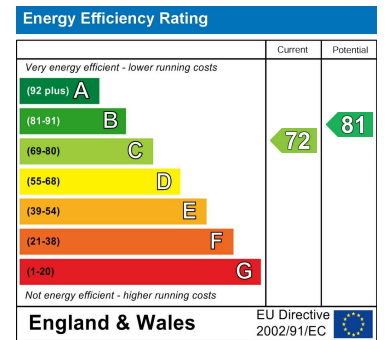
TOTAL FLOOR AREA: 1587 sq.ft. (147.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph



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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