



## The Annexe, Smokey Cottage, Little Somerford, Chippenham, SN15 5JW

**£680 pcm**

Set in the charming village of Little Somerford, a self contained studio flat. Rent includes all utilities. Sorry, no pets.

## The Property

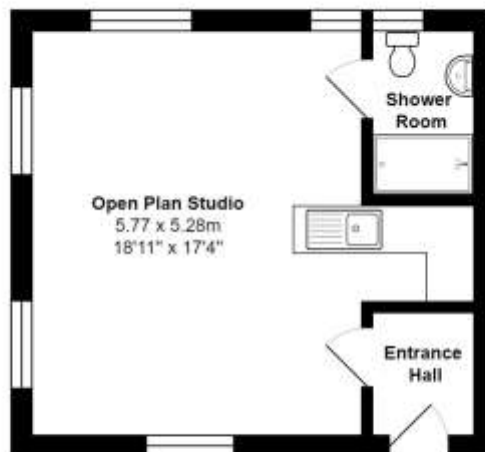
**DESCRIPTION** Situated in the popular village of Little Somerford, this cosy studio accommodation is ideal for single occupancy. Sorry, pets are not accepted. There is off-road parking available outside.

**SITUATION** The sought after village of Little Somerford lies three miles south-east of Malmesbury, 9 miles from Chippenham and 13 miles from Swindon. The village has a church, The Somerford Arms pub, and a village hall which is shared with neighbouring Great Somerford, less than two miles away, which has a local shop, public house and primary school. Junctions 16 & 17 of the M4 are both within a convenient driving distance and provide easy access to Swindon, Bath and Bristol. Mainline railway stations are at Chippenham and Kemble (approx. 11 miles) both with regular services running into London Paddington.

## Directions

Locate Smokey Cottage just after the playground on the right hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Total Area: 30.5 m<sup>2</sup> ... 328 ft<sup>2</sup>

All measurements are approximate and for display purposes only