



Norbin, Corsham  
£1,650 PCM





# No 2 1905 Bower Barn Box, Corsham, SN13 8JJ

## ACCOMMODATION (all dimensions being approximate)

### Ground Floor

Shared communal entrance hall.

### Entrance Hall

### Sitting Room/Dining Room/Kitchen

L-Shaped Room. Contemporary fitted kitchen area with granite worktops, washing machine and dishwasher. Living Area with doors to patio and garden.

### Bedroom 3 or Study

### Shower Room

## FIRST FLOOR

### Landing

### Bedroom 1

### Bedroom 2

### Bathroom

Four piece bathroom suite with bath, sink, shower cubical and WC

## EXTERNALLY

Terrace and garden. First floor balcony. Parking

### Benefits:

Washing machine, dishwasher, central heating, burglar alarm.

### Council Tax:

Band E - £2,779.83 (April 2024 - March 2025 financial year)

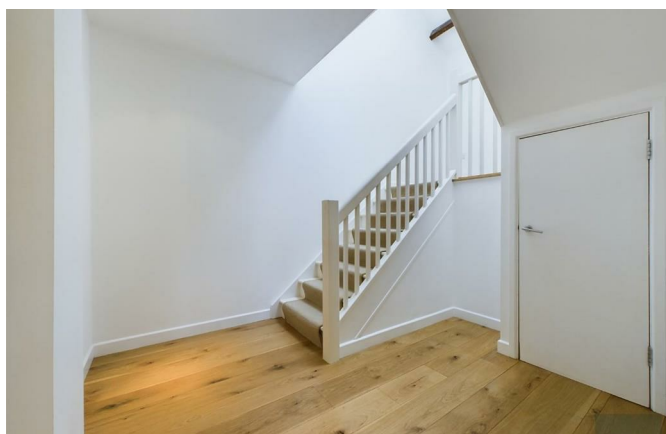
### Viewing:

Strictly by appointment through the Letting Agent Chase Buchanan

### Agents Note:

An additional £50 per month charge will be payable to the landlord for water rates. Regret no smokers, sharers, or pets.

### Permitted Payments





As part of our application process a Holding Deposit of £380.76 (equivalent of one weeks rent) to reserve a property. Please Note: The Holding Deposit will be repaid if the tenancy has been entered into, The landlord decides to withdraw before the expiry of the deadline, The landlord and tenant fails to agree into a tenancy agreement within the deadline.

Security deposit (per tenancy, rent under £50,000 per year). Equivalent to five weeks rent This covers damages or defaults on the part of the tenant during the tenancy

Unpaid rent: Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost key(s) or other security device(s): Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new locks and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15.00 per hour for the time taken replacing lost key(s) or other security device(s).

Variation of contract (tenant's request) £50 per agreed variation: To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of sharer (tenant's request) £50 per replacement tenant or any reasonable costs incurred if higher: To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early termination (tenant's request): Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.





### Miscellaneous items

EPC: E  
Council Tax: E  
Utilities: All main services  
Authority: Wiltshire  
Tenure:  
Lease: Add text here  
Ground Rent: Add text here  
Service Charge: Add text here

### Agents Notes

If any issue such as location, condition, specific access requirements, communications, proximity to amenities or transport hubs are of material importance to your decision to view then please discuss these priorities with our friendly team before making arrangements. Extensive information on all our properties can be viewed online at [www.chasebuchanan.co.uk](http://www.chasebuchanan.co.uk)

### Thinking of Selling or Letting ?

If you are thinking of selling or letting your home, Chase Buchanan would be pleased to provide free no obligation sales & lettings advice.

### Independent Mortgage Advice

Chase Buchanan has a longstanding relationship with a firm of independent mortgage specialists with many years of experience who are members of The Industry Panel for Financial Advice (IPFA), which comprises some of the leading advisory firms in the UK mortgage market. They offer:

- \* Free consultation meetings with no obligation
- \* Access to exclusive mortgage products and deals
- \* Truly independent advice with access to approximately 130 mortgage lenders
- \* Face-to-face or telephone meetings at your convenience
- \* They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle and future plans
- \* Their dedicated team are by your side throughout the property-buying journey

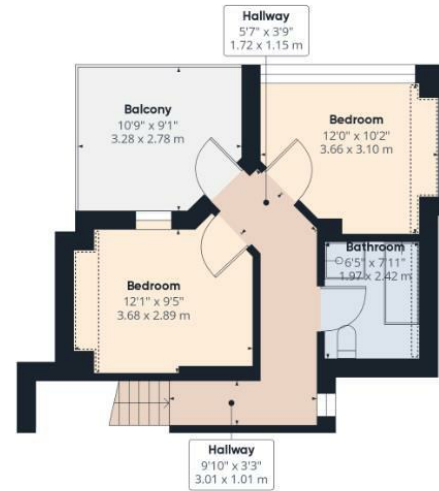
The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

### Solicitor / Conveyancing Services

We have access to a panel of solicitors who operate on a no sale no fee basis. We can arrange a no obligation conveyancing quote to be emailed to you which clearly itemises the legal costs associated with selling a property in the UK. This could be useful for comparable purposes before formally instructing your chosen solicitor. Please ask a member of our team for further information.



Floor 0



Floor 1



### Approximate total area<sup>†</sup>

933.92 ft<sup>2</sup>

86.76 m<sup>2</sup>

### Reduced headroom

29.94 ft<sup>2</sup>

2.78 m<sup>2</sup>

(†) Excluding balconies and terraces

⚠ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Disclaimer: Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Chase Buchanan Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.

T: 01225 341504

E: [melksham@chasebuchanan.co.uk](mailto:melksham@chasebuchanan.co.uk)

W: [chasebuchanan.co.uk](http://chasebuchanan.co.uk)

A: 13 High Street, Melksham, Wiltshire, SN12 6JY

