



Canons Court, Melksham  
£815





# 15 Canons Court Melksham, SN12 6US

Rent £815 pcm excluding utilities and council tax

Available Now!

Council Tax Band: A £1,558.43 PA

EPC: C

Security Deposit: £940.38

Holding Deposit: £188 (this will be deducted from your first months rent)

Available for a 6 month initial tenancy

Sorry No Pets

## IMPORTANT INFORMATION

If the landlord decides to proceed with your offer, you will be required to pay a holding deposit equivalent to one weeks rent (£188 for this property) within 24 hours of notification. Also you will be required to provide identification.

Should the holding deposit not be paid within 24 hours we reserve the right to retract the offer. Upon receipt of the holding deposit other applicants will not be able to proceed any further until we have confirmed your references. Should your references be satisfactory a tenancy will be granted and the holding deposit will be put towards your first months rent.





Please note that if you do not complete the online reference forms within 3 days of receipt this will be deemed as a formal withdrawal from the property and your holding deposit will not be refunded. Should your references fail due to providing us with false information on your application / reference form or you fail to meet immigration checks a tenancy will not be granted and your holding deposit will not be refunded. If you decide to withdraw your application for the property once you have paid your holding deposit your holding deposit will not be refunded



### Miscellaneous items

EPC: C  
Council Tax: A  
Utilities: All main services  
Authority: Wiltshire Council  
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

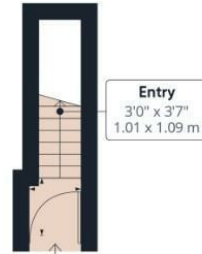
Chase Buchanan has a longstanding relationship with a firm of independent mortgage specialists with many years of experience who are members of The Industry Panel for Financial Advice (IPFA), which comprises some of the leading advisory firms in the UK mortgage market. They offer:

- \* 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

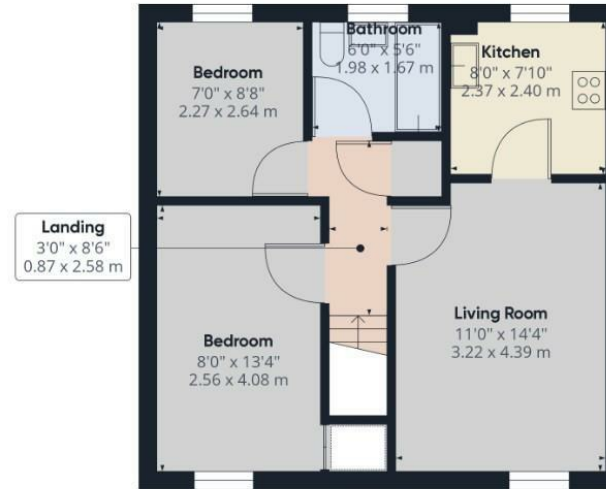
The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

### 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>1)</sup>

509.56 ft<sup>2</sup>

47.34 m<sup>2</sup>

(1) Excluding balconies and terraces

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.

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