

property details **approval form**

5 Assart Way, CHIPPENHAM, Wiltshire, England, SN14 0WS

Date: 14 November 2025

Property Ref and Version: CHP111563 - 0001

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£350,000

Tenure: Freehold

>> **key features**

- > Three Generous Bedrooms / Includes master with en-suite and a stylish family bathroom.
- > Driveway Parking for Three Vehicles / Convenient side parking with gated access to the rear garden.
- > Excellent Transport Links/ Easy access to Chippenham town centre, M4 motorway, and mainline rail services.
- > Private Rear Garden / Perfect for relaxing, with access to the parking area.
- > Pleasant Outlook / Front aspect overlooks mature trees for added privacy.
- > EPC Rating: B

>> **short description**

Quiet, Private & Well-Located!

Modern 3 bed semi-detached home with open-plan living, en-suite to master, parking for 3 cars, and a private garden. Peaceful setting with great access to Chippenham, the M4 & rail links.

Viewings highly recommended!

>> **long description**

Situated in a highly sought-after and peaceful location, this beautifully presented three-bedroom semi-detached home offers a perfect blend of comfort and convenience. Tucked away on a quiet private road, the property enjoys a tranquil setting while remaining close to key amenities and transport links.

The accommodation comprises a welcoming entrance hall, a convenient cloakroom, and a spacious lounge, kitchen/dining room ideal for entertaining. Upstairs, there are three generously sized bedrooms, including a master bedroom with en-suite shower room, and a contemporary family bathroom.

Outside, the property benefits from driveway parking for up to three vehicles to the side, with a well-maintained rear garden, perfect for relaxing or hosting guests. To the front, the home enjoys a pleasant outlook over mature trees, enhancing the sense of privacy and calm.

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Located in the popular town of Chippenham, this property offers excellent access to the M4 motorway (Junction 17), making it ideal for commuters to Bristol, Bath, Swindon, and London. Chippenham railway station is also nearby, providing direct services to London Paddington in just over an hour. The town centre offers a range of shops, cafes, and schools, while nearby countryside and historic villages provide plenty of opportunities for leisure and exploration.

>> **directions**

>> **Agent Note**

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>> room description

Entrance Hall

Cloakroom

Lounge

15' 7" x 10' 9" (4.75m x 3.28m)

Kitchen/Diner

15' 7" x 8' 4" (4.75m x 2.54m)

Landing

Bedroom One

9' x 9' (2.74m x 2.74m)

Ensuite

Bedroom Two

10' 10" x 8' 8" (3.30m x 2.64m)

Bedroom Three

10' 11" x 6' 8" (3.33m x 2.03m)

Bathroom

Rear Garden

Driveway Parking

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>> **room description**

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>> **property images**



Your Allen & Harris office: 37 Market Place, CHIPPENHAM, Wiltshire, SN15 3HT
T 01249 655255 E chippenham@allenandharris.co.uk

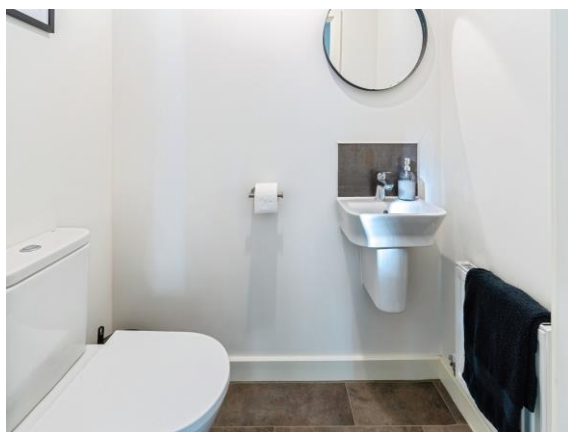
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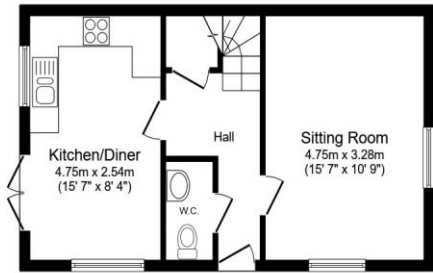
>> **property images**



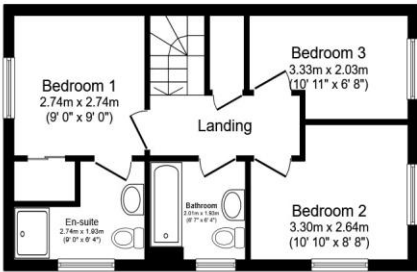
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>> floor plan



Ground Floor



First Floor

Total floor area 78.8 m² (848 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

Signature **Date**

Michelle Hallas		
Mrs L. Lavery		