



📍 1 Kyneton Way, Kington St. Michael, Chippenham, Wiltshire, SN14 6RF

🔗 £1,900 PCM

A wonderful four bedroom detached family home with garage and parking situated in a small and quiet cul-de-sac within the highly sought after village of Kington St. Michael. Available end of April/Beginning of May 2024, unfurnished, £1900pcm (pets considered).

- TO LET
- DETACHED FAMILY HOUSE
- FOUR DOUBLE BEDROOMS (Three Upstairs / One Downstairs)
- SOUGHT AFTER VILLAGE
- GARDENS FRONT AND REAR
- GARAGE AND DRIVEWAY PARKING
- GREAT ACCESS TO THE M4-JUNCTION 17
- COUNCIL TAX BAND E
- UNFURNISHED
- AVAILABLE SOON



🏠 EPC Rating D



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Situation

The internal accommodation is arranged over two levels and briefly comprises; entrance hall, cloakroom, sitting room, modern open-plan kitchen diner, which leads through to a conservatory. There is also a downstairs bedroom with a small extension and wet room.

To the first floor are three double bedrooms and the modern family bathroom. Externally the property benefits from gardens to the front and rear, a single garage and off-road driveway parking for two vehicles. Additional benefits include gas fired central heating and double glazing.

Kington St Michael is a popular village which has local amenities including an 'outstanding' primary school, public house, village shop, post office, a church, and a recreation field with playground. The village also offers many active community groups. A more comprehensive range of amenities can be found in nearby Chippenham, which is served by a number of supermarkets, including Marks & Spencer's Simply Food and Little Waitrose (a main store can be found in nearby Malmesbury). Chippenham Railway Station, offering a fast service to London Paddington and Bristol Temple Meads, is approximately 3 miles from the property as is junction 17 of the M4 motorway, offering excellent motor commuting to the larger centres of Bath, Bristol, London and Swindon. The property is within the catchment for two of the Country's top performing secondary schools, with a local school bus service available. In addition, a popular nursery is located in the Village Hall.

A minimum contract for this property is 12 months.

Property Information

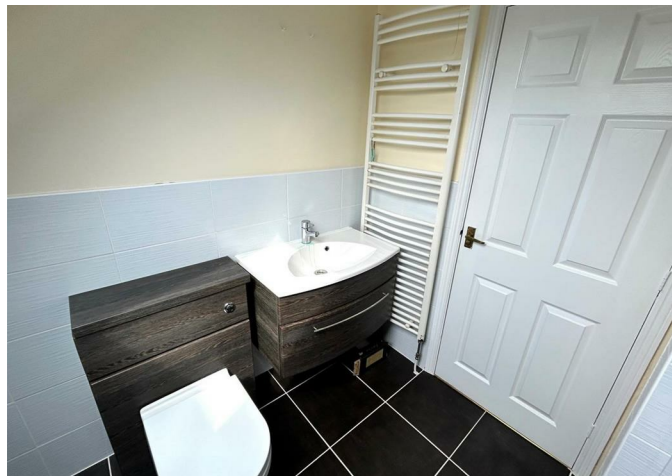
Council Tax Band: E

Freehold

Mains Services

Gas Fired Central Heating

EPC Rating; D



Kyneton Way, Kington St. Michael, Chippenham, SN14



Approximate Area = 1251 sq ft / 116.2 sq m

Limited Use Area(s) = 282 sq ft / 26.1 sq m

Garage = 193 sq ft / 17.9 sq m

Total = 1726 sq ft / 160.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Strakers. REF: 1026841

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