



📍 The East Wing The Almshouses, Leigh Delamere, Chippenham, Wiltshire, SN14 6JY

🔗 £1,050 PCM

Making up part of a wonderful period property, The East Wing is presented in first class order whilst retaining original features with two double bedrooms and off street parking. Available 27th June 2024, unfurnished, £1050pcm+£120pcm for oil and water (sorry no pets and the property is not deemed suitable for children due to no enclosed external garden).

- TO LET
- LOVELY PROPERTY
- SEMI RURAL LOCATION
- VERY WELL PRESENTED
- TWO DOUBLE BEDROOMS
- OFF STREET PARKING
- COUNCIL TAX BAND A
- ADDITIONAL £120PCM FOR OIL & WATER
- UNFURNISHED
- AVAILABLE 27TH JUNE 2024



🏠 EPC Rating E



Making up part of a wonderful period property, The East Wing is presented in first class order whilst retaining original features with two double bedrooms and off street parking. There is a small patio seating area by the front door (please note that the seating area is not enclosed). Available 27th June 2024, unfurnished, £1050pcm+£120pcm for oil and water (sorry no pets and the property is not deemed suitable for children due to no enclosed external garden).

Situated in the village of Leigh Delamere the property is accessed via a private gravel drive. Accommodation comprises entrance, a bespoke fitted kitchen/breakfast room together with oven and hob whilst enjoying stone mullion windows, ornamental feature fireplace and a dual aspect.

The spacious living room is accessed off the kitchen with useable feature fireplace whilst also enjoying a dual aspect and stone mullion windows.

Situated to the first floor are two double bedrooms and a contemporary bathroom with shower over, heated towel rail and airing cupboard. Bedroom one benefits from having a fitted wardrobe, storage cupboard and ornamental feature fireplace. Bedroom two enjoys dual aspect.

Further benefits include oil fired underfloor heating to the ground floor and externally there is parking for two cars and a small non enclosed patio area for sitting outside. The property provides excellent access to the M4-Junction 17 whilst being on the doorstep of surrounding countryside.

A minimum contract for this property is 6 months.



Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

The logo for strakers, featuring the word 'strakers' in a lowercase, serif font. The letter 's' is stylized with a circular flourish above it.

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