



📍 2 Derriads House, 77 Derriads Lane, Chippenham, Wiltshire, SN14 0RJ

🔗 £1,550 PCM

This very well presented three bedroom property forms part of Derriads House a wonderful 18th century Grade II Listed house which was skillfully converted into five properties. The property offers spacious and substantial accommodation arranged over two floors with double carport. Available 6th September 2024, unfurnished, £1550pcm (sorry no pets).

- TO LET
- PERIOD CONVERSION
- BEAUTIFULLY PRESENTED
- WEST CHIPPENHAM
- THREE BEDROOMS
- DOUBLE CARPORT
- USE OF COMMUNAL GARDENS
- COUNCIL TAX BAND E
- UNFURNISHED
- AVAILABLE 6TH SEPTEMBER 2024



🏠 EPC Rating D



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The property is accessed through an impressive communal entrance hall and has many period features throughout such as high ceilings, sash windows and ceiling roses. Accommodation comprises entrance hall with w/c, brand new contemporary fitted kitchen with oven, hob and fridge/freezer.

The dining room is a nice size leading through to an impressive sitting room enjoying a dual aspect and a feature gas fire. Both rooms benefit from having secondary glazing improving the energy efficiency.

Situated to the first floor is a brand new re-fitted bathroom with shower over and heated towel rail. The master bedroom is a fantastic size enjoying a dual aspect with fitted wardrobe and en-suite wet room. Bedroom two is also double in size with bedroom three being a good size single.

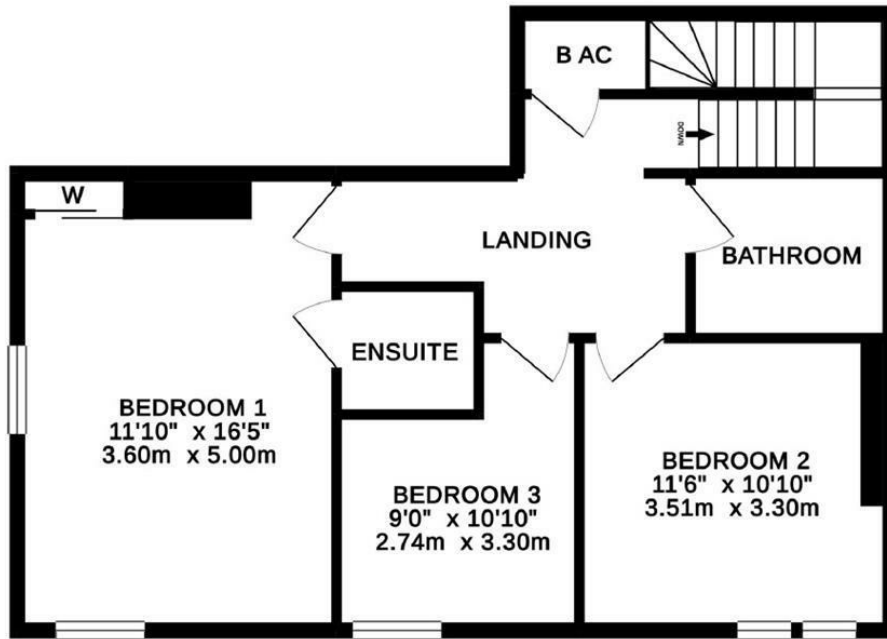
Externally there are two carports (last two bays on the right), with the property, one with an electric car charge point plus use of visitors parking spaces. There are lovely communal gardens for all residents to enjoy.

Further benefits include gas fired central heating and the property also provides excellent access to both Primary and Secondary Schools together with quick access to the M4-Junction 17, A350, A420 and A4.

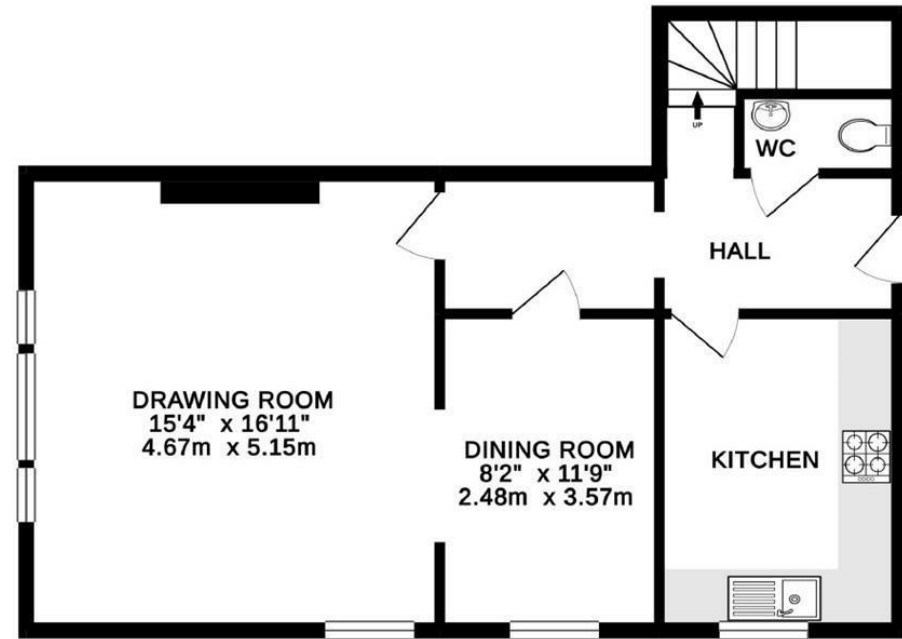
A minimum contract for this property is 12 months.



1ST FLOOR 628 sq. ft.
(58.3 sq. m.)



GROUND FLOOR 599 sq. ft.
(55.6 sq. m.)



TOTAL FLOOR AREA : 1227 sq. ft. (114.0 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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