





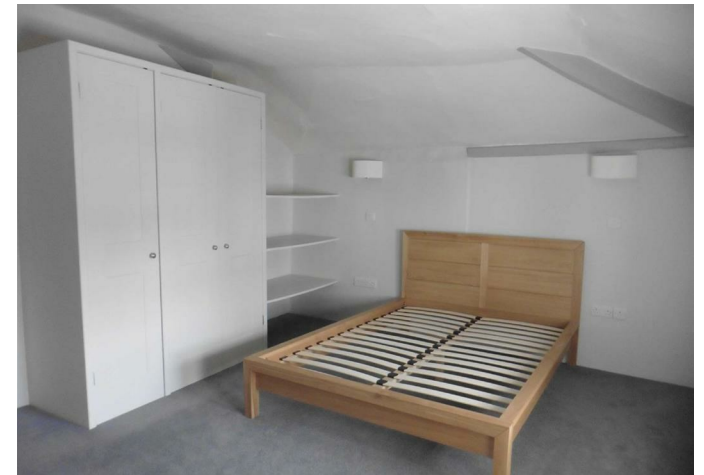
📍 Flat 3 Coles House 25 Market Place, Chippenham, Wiltshire, SN15 3HP

🔑 £825 PCM

- TO LET
- CENTRALLY LOCATED
- PERIOD CONVERSION
- ONE BEDROOM
- PERIOD FEATURES
- CLOSE TO STATION
- COUNCIL TAX BAND A
- PART-FURNISHED
- AVAILABLE END MAY 2025



🏠 EPC Rating D





A well presented, contemporary one bedroom Flat making up part of Grade Two listed conversion situated in the heart of Chippenham, a stones throw from the town centre and train station. Available end of May, part-furnished, £800pcm + £25pcm for water rates. The property is more suited to single occupancy due to the size and restricted head height in certain areas (sorry no pets or parking).

Accommodation comprises of secure communal entrance with access to a private laundry cupboard housing a tumble dryer and providing additional storage. Communal stairs to:

Entrance to include a separate landing utility cupboard with washing machine situated adjacent to the Flat front door. The accommodation is contemporary in design whilst retaining many period features.

The open plan kitchen/living room benefits from enjoying an oven, hob and breakfast bar with stools, two seater sofa and Sash windows. The windows have also been fitted with secondary glazing. There is also a second utility cupboard which houses a fridge/freezer.

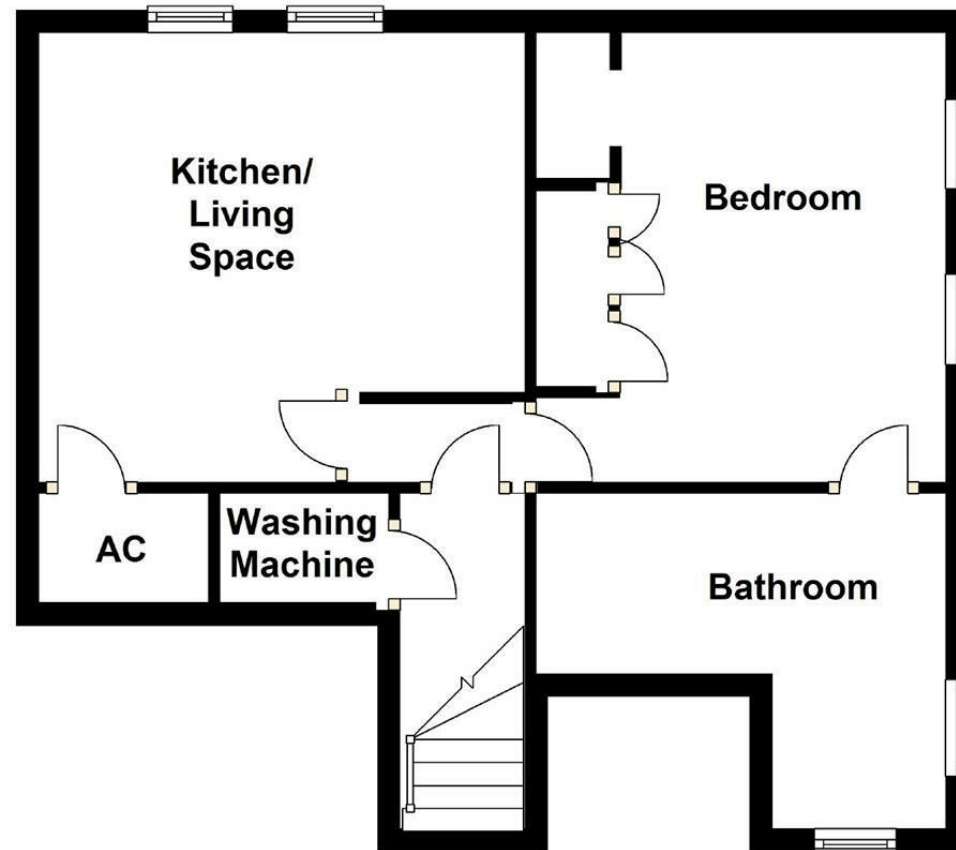
The double bedroom is of great size complemented by enjoying fitted wardrobes, shelving, Sash windows again with secondary glazing. There is also a lovely, spacious en-suite bathroom with heated towel rail.

The property benefits from having an electric fired central heating system and is digital media ready. Further benefits include the main line train station being within a short walk from the Flat providing high speed commuting to Bath, Bristol and London Paddington.

NB: Please note that should the furniture and kitchen appliances break, they will not be replaced by the Landlord.

A minimum contract for this property is 12 months.





Total area: approx. 44.7 sq. metres (481.3 sq. feet)

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.