





The detached individual build has accommodation arranged over three floors. The front door leads in to a hallway with doorway in to the cloakroom, door in to the kitchen and a staircase leading to the first floor. The fitted kitchen with integrated appliances and breakfast bar is open to the lounge/dining room where the rear garden can be accessed via the bi-folding doors. On the first floor the landing gives access to two double bedrooms along with the fitted family bathroom and a staircase leading to the second floor. On the top floor you have a further bedroom with en suite shower room and to the front a separate study.

### Viewing

Viewings Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 65 New Road, Chippenham, Wiltshire SN15 1ES

### Situation - Monkton Park

Monkton Park is a small community centrally located within Chippenham with a diverse mix of properties suitable for all types of buyers. From the beautiful Monkton House a grand old c1757 manor from which the area gained its name, to 1960s bungalows to 2007 eco homes and everything else in-between; Monkton Park has something for everyone. You are able to walk into town and access all amenities including the town's mainline rail links to London (Paddington), there are good schools, parks, walks and the River Avon to name just a few of the delights available to those who live here.

### Accommodation

With approximate measurements the accommodation comprises:

#### Entrance Hall

Upvc double glazed window to front, composite door to front, stairs to first floor landing.

#### Cloakroom

Obscured Upvc double glazed window to front, two

piece white suite comprising low level WC and pedestal wash hand basin with tiled splash back, extractor fan.

#### Combined Living Room and Kitchen 7.14m x 5.11m (23'05" x 16'09")

Upvc double glazed windows to side, Bi folding doors to rear garden, under stairs cupboard, fitted kitchen offering a matching range of units, one and a half bowl sink inset to work surfaces, splash backs, integrated electric oven and four ring electric hob with cooker hood over, built in automatic washing machine, dishwasher, fridge freezer.

#### Landing

Radiator, doors to;

#### Bedroom 5.05m x 3.23m (16'07" x 10'07")

Upvc double glazed windows to side and rear, radiator.

#### Bedroom 3.68m x 3.10m (12'01" x 10'02")

Upvc double glazed window to front, radiator.

#### Bathroom

Obscured Upvc double glazed window to side, fitted with a three piece white suite comprising bath, vanity wash hand basin, low level w/c, all with chrome fittings, part tiling, chrome heated towel rail, extractor fan.

#### Bedroom 3.51m x 3.20m (11'06" x 10'06")

Upvc double glazed window to rear, Velux windows, radiator, airing cupboard housing wall mounted combination boiler.

#### En Suite

Upvc double glazed window to side, fitted with a three piece white suite comprising double shower cubicle, pedestal wash hand basin and low level WC, chrome fittings, part tiling, chrome heated towel rail, extractor fan.

#### Study 3.07m x 2.92m (10'01" x 9'07")

Upvc double glazed window to front, radiator.

#### Gardens

The gardens are laid to lawn with low level picket fencing enclosing, gates and pathways lead to the front and rear of the property with a parking area situated to the rear of the garden.

#### Agents Note

The owners of the property will supply a 10-year structural warranty on completion of a purchase to offer the new owners protection against any major structural defects should any arise. Further information available upon request.

#### Council Tax

TBC







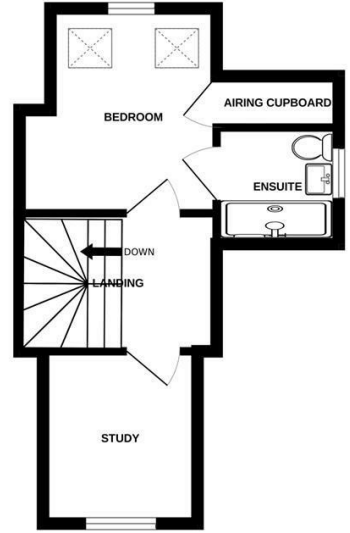
GROUND FLOOR  
348 sq.ft. (32.3 sq.m.) approx.



1ST FLOOR  
342 sq.ft. (31.8 sq.m.) approx.

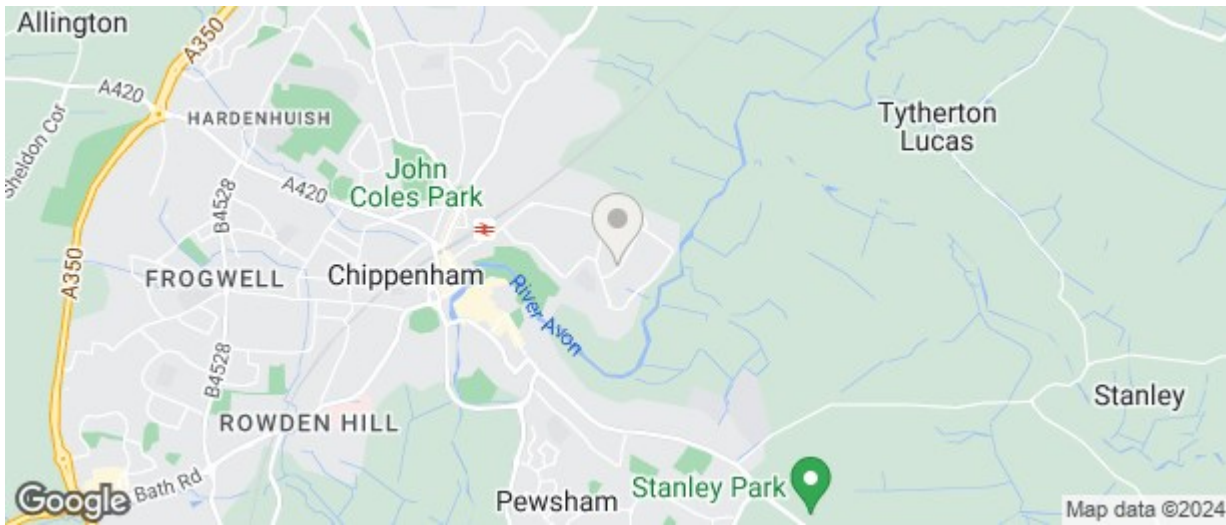


2ND FLOOR  
247 sq.ft. (22.9 sq.m.) approx.



TOTAL FLOOR AREA : 937 sq.ft. (87.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing