



📍 5 Tow Path Mews The Causeway, Chippenham, Wiltshire, SN15 3YU

🏠 £270,000

Rare to the market is this lovely two double bedroom, two bathroom, semi-detached mews-style house, with garden, superbly positioned in the heart of Chippenham town centre.

- Lovely Mews Style House
- Semi-Detached
- Spacious Living Arrangements
- Two Double Bedrooms
- En-suite Shower Room & Family Bathroom
- Fitted Kitchen / Diner
- Large Sitting Room
- Lawned Garden, with Patio Courtyard Area
- Town Centre Location
- Rental Income of Circa £1200pcm

🏠 Freehold

🏠 EPC Rating C



Set in a quiet location in the heart of Chippenham, Tow Path Mews is private, gated selection of similar mews style properties, offering an excellent investment, first time buy or downsize opportunity for someone.

The accommodation is arranged over two levels, and briefly comprises; spacious entrance hall with cloakroom off, 21ft kitchen / diner, and large sitting room, with study area, to the ground floor. There are two double bedrooms, one benefitting from en-suite shower room, the other benefitting from built-in wardrobes, and the family bathroom, on the first floor.

Externally there is a courtyard garden to the side, which can be accessed via the sitting room, and a lawned garden in front, with shed.

Expected Rental Income of Approx. £1200pcm.

### **Situation**

The property is situated in the town centre which offers amenities to include a public library and the pleasant Monkton Park with a nine hole golf course and riverside walks and cycleways. There is convenient pedestrian access to the mainline railway station (London Paddington - approx. 75 minutes). The M4 motorway, the A4 and the A420 offer excellent motor commuting to the major centres of Bath, Bristol, Swindon & London. There is a good choice of private schooling and Chippenham also offers excellent secondary schools and primary schools, together with further education at Wiltshire College.

### **Property Information**

Council Tax Band; C

Freehold

Mains Services

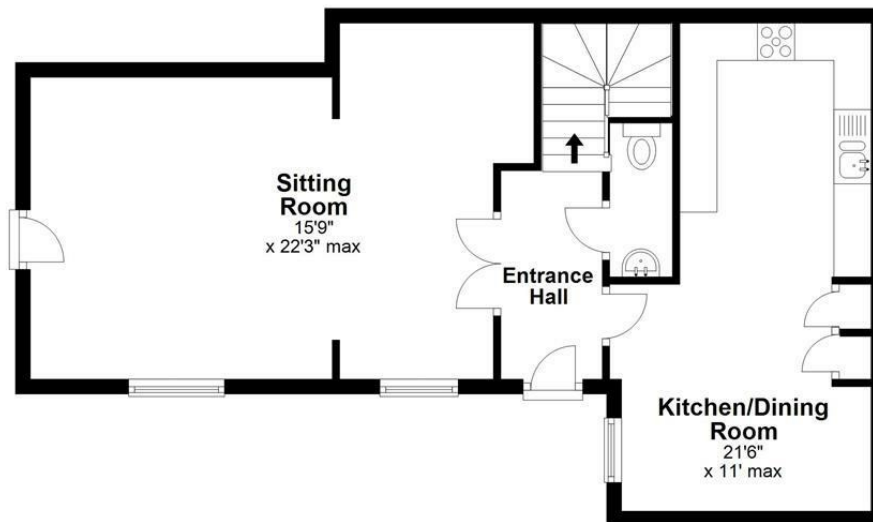
Gas Central Heating

EPC Rating; TBC



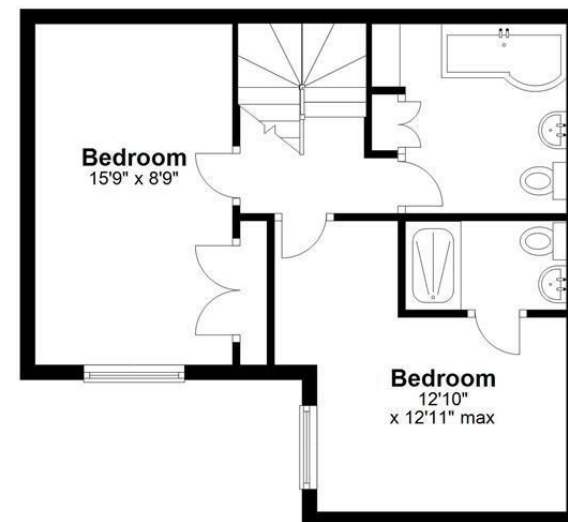
### Ground Floor

Approx. 614.3 sq. feet



### First Floor

Approx. 424.3 sq. feet



Total area: approx. 1038.7 sq. feet

Illustration for identification purposes only, measurements are approximate, not to scale.  
Plan produced using PlanUp.

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 firm's 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.