



The Ridings, Kington St. Michael, Chippenham, Wiltshire, SN14 6JG

**michael
antony**

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****AVAILABLE IMMEDIATELY**** Set in a cul-de-sac location in the village of Kington St. Michael, is this light and airy three bedroom property. The village of Kington St. Michael is a sought after location with local primary school, village pub, cafe and post office. The property is located within easy reach of the M4, A350 with the market towns of Chippenham and Malmesbury a short drive away. The accommodations comprises: entrance porch, lounge, kitchen, three bedrooms and bathroom. Further benefits include garage, gas central heating and uPVC double glazing.

- AVAILABLE IMMEDIATELY
- ONE PET ONLY CONSIDERED
- VILLAGE LOCATION
- EASY ACCESS TO M4 & A350
- LOCAL AMENITIES NEARBY
- GARAGE & TWO PARKING SPACES
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- INTEGRATED FRIDGE AND FREEZER

£1,500 pcm









64a Market Place, Chippenham SN15 3HG. Email: lettings@michaelantony.co.uk

www.michaelantony.co.uk

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested the apparatus, equipment fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of the property before travelling any distance to view.

ENTRANCE PORCH

uPVC double glazed door leads in to the entrance porch, with stone tiled flooring, wall mounted utility meter cupboard, small recessed hanging fail and open fronted fitted storage unit, door leading Kitchen.

KITCHEN

9' 6" x 14' 7" (2.90m x 4.45m) Two double glazed windows to front aspect, range of low and high level cupboards, Franke stainless steel sink with mixer tap, double panelled radiator, inbuilt Hotpoint fridge, inbuilt Hotpoint freezer, wall mounted Indesit oven, range of formica worktops, incorporating four ring gas hob with extractor unit and fan over. Fitted ceiling light. Stone tile floor. Opening to Lounge.

LOUNGE

14' 11" x 14' 6" (4.57m x 4.44m) Double glazed on rear aspect, vinyl laminate flooring, wall inset coal effect gas fire with stone hearth surround, double panelled radiator, wooden topped storage area with hinged doors, recessed under stairs, wall and ceiling lights. Double glazed uPVC obscured glass double sliding doors, leading to rear porch/conservatory.

REAR PORCH/SMALL CONSERVATORY

4' 11" x 8' 0" (1.52m x 2.44m) Of brick block build to half height with surround of windows overlooking rear garden. Stone tiled floor. Double glazed white uPVC door leading to back garden. Corrugated plastic and wooden beam roof construction.

STAIRS/LANDING

With access hatch to loft, ceiling light, cupboard containing immersion heater and storage shelves. Carpeted.

BEDROOM ONE

11' 10" x 8' 4" (3.63m x 2.55m) Wooden flooring, double glazed windows, ceiling light, range of built in cupboards.

BEDROOM TWO

11' 5" x 8' 4" (3.50m x 2.55m) Wooden flooring, double glazed windows to front, ceiling light.

BEDROOM THREE

8' 11" x 5' 10" (2.72m x 1.79m) Wooden flooring, ceiling light, double glazed windows, built-in seat accommodating stairwell underneath

BATHROOM

Vinyl tiled floor, white suite comprising bath with shower unit and folding shower screen, WC, vanity unit containing round mounted sink with mixer tap, storage cupboard beneath. Cupboard with mirror above sink unit. Fitted towel rail, obscured white uPVC windows, tiling to walls.

FRONT GARDEN

Originally laid to lawn with borders containing bushes and shrubs. Due to the dry weather and recent removal of a large tree, the grass is somewhat patchy at present. Bushes form the outer boundary of the property with a stone path leading to the front door.

Side passageway is accessed by a personal wooden door to passageway for storage/dustbins, outside tap, leading to:-

REAR GARDEN

Recently seeded lawn surrounded by stone borders and a patio area with steps up. Some trees and shrubs. Pathway to rear gate.

GARAGE/DRIVEWAY PARKING

Single vehicle garage with traditional up and over door at the rear. Pedestrian door also leads into garage from the rear garden area. In front of the garage and to the side, there is parking for 2 vehicles.

COUNCIL TAX

Band 'C'

FEES

A holding deposit of 1 week's rent of £345.00 is applicable

Rent is paid per calendar month in advance

A deposit of 5 week's rent £1,730.00 will be held during the tenancy

(Please bring passport OR driving licence & birth certificate plus a utility bill less than 3 month's old showing your current address) as a right To Rent check will be carried out.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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