



**20 Beverley Way, Chippenham, SN14 0XS**

**£257,500**

**GARAGE & CONSERVATORY.** Located on the popular development of Cepen Park South providing good access to the M4 motorway Jct. 17 and to the town centre with main line rail serving London Paddington, a well presented two bedroom end terrace house. To the rear there is an enclosed garden. The property features a double glazed conservatory and also has a single garage with parking space in front. Further benefits include double glazing and gas central heating.

### Entrance Hallway

Front door leads into hall, stairs to first floor.

### Living Room 11'03" x 11'04" (3.43m x 3.45m)



Double glazed window, radiator, under stairs cupboard, opening through to dining room.



### Dining Room 8'03" x 6'05" (2.51m x 1.96m)



Double glazed patio doors to conservatory, door to kitchen, radiator.

### Fitted Kitchen 7'07" x 6'05" (2.31m x 1.96m)



Double glazed window, work tops with a range of cupboards and drawers, inset sink unit, inset gas hob with cooker hood, fitted electric oven, plumbing and space for washing machine, space for larger fridge, wall mounted gas boiler (Fitted 2021).

### Conservatory 9'08" x 9'03" max (2.95m x 2.82m max)



Double glazed conservatory, French doors to garden.

### Landing

Doors to both bedrooms and bathroom, built in linen cupboard, access to loft.

**Bedroom One 11'05" x 9'06" (3.48m x 2.90m)**



Two double glazed windows, two built in cupboards, radiator.



**Bedroom Two 9'10/2 x 8'02" (3.00m/0.61m x 2.49m)**



Double glazed window, radiator.

**Modern Bathroom**



Double glazed window, bath with over bath shower, hand basin, W.C, radiator.

**Outside**

**Front**



Path, outside store cupboard.

**Garage & Parking**

Garage with up and over door. The garage is located behind the property beneath a coach house, parking space in front.

**Agents Note**

The vendors advise that behind the property there are 3 parking spaces on a small piece of land; the space closest to the wall being the space have always been able to park on.

EPC advise Total Floor Area 55 Square Meters

**Tenure**

GOV.UK advise Freehold

Garage Leasehold (Details tbc)

**Council Tax Band**

GOV.UK advise Band C.

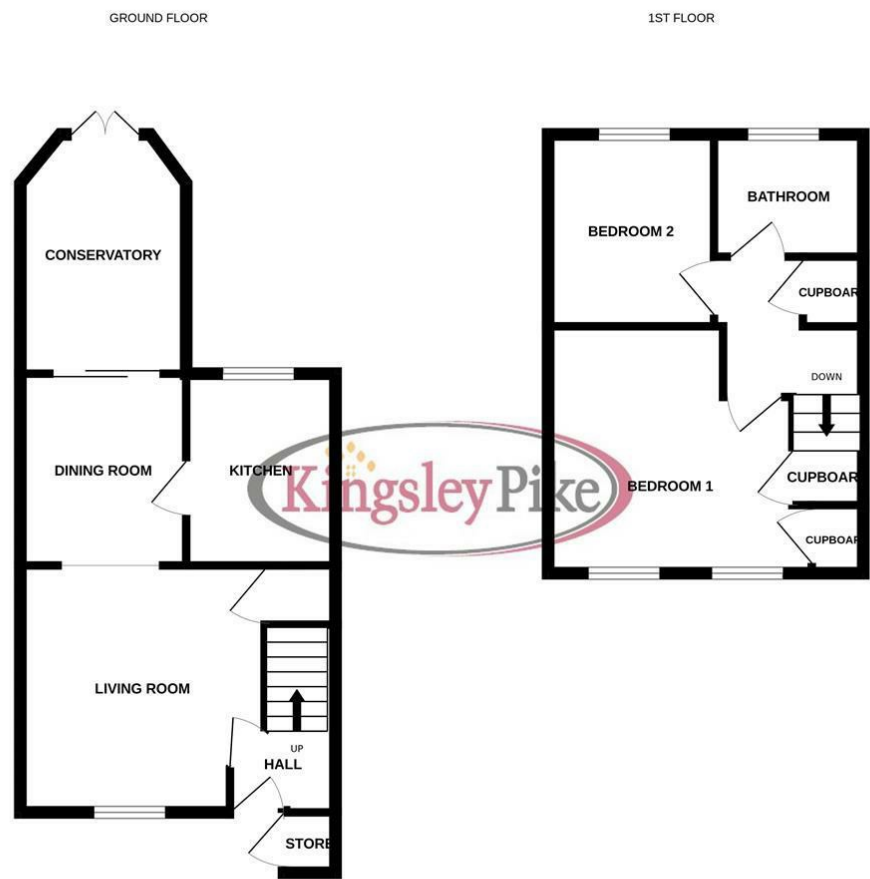
## Rear



Enclosed garden laid mainly to lawn with gate side access.

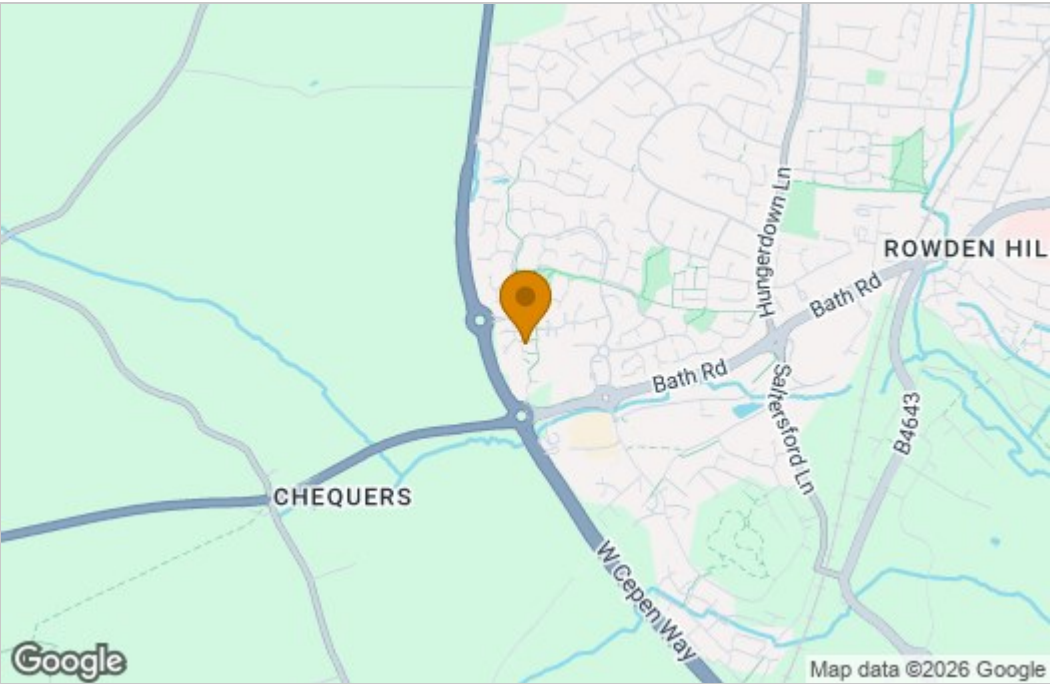


Floor Plan

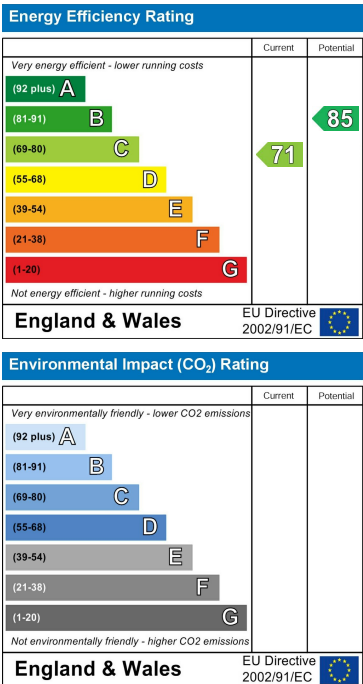


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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. Made with Metropix ©2025

Area Map



Energy Efficiency Graph



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