



TOO LATE!
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Bluebell Drive, Cepen Park North, Chippenham, Wiltshire, SN14 6XG

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A light and spacious three bedroom link attached house with the benefit of having a garage with driveway parking and conservatory set on the popular Cepen Park North Estate of Chippenham. The location gives good access to local amenities, Primary and Secondary schools, the M4, A350, A4 and A420. The accommodation comprises: entrance hall, downstairs w.c, lounge, kitchen/diner, conservatory, two double bedrooms and one single, and family bathroom. Further benefits include uPVC double glazing and gas central heating.

- AVAILABLE OCTOBER
- CLOSE TO LOCAL AMENITIES
- EASY ACCESS TO THE M4, A350, A4 AND A420
- GARAGE AND DRIVEWAY PARKING
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING

£1,600 pcm









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

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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 HALL

6' 1" x 3' 1" (1.871m x 0.956m) Footpath leads to the front door which in turn leads into the entrance hall, radiator, carpeted and door to downstairs w.c.

DOWNSTAIRS W.C

6' 4" x 2' 9" (1.946m x 0.861m) With uPVC frosted window to the front elevation, w.c, and wash hand basin and ladder style heated towel rail.

LOUNGE

16' 8" x 15' 1" (5.097 plus bay windowm x 4.610m) A good size lounge, with uPVC bay window to the front and side elevations, radiator and carpeted.

DINING ROOM

8' 9" x 7' 11" (2.689m x 2.423m) With arch to kitchen and uPVC double glazed door with curtain to conservatory.

KITCHEN

9' 2" x 6' 6" (2.804m x 2.003m) A beautiful modern kitchen, with uPVC double glazed window overlooking the garden, range of wall and floor units, with work surfaces over, integrated fridge/freezer, integrated slimline dishwasher, electric oven with gas hob and extractor hood over, single stainless-steel sink and drainer with mixer tap and tiled flooring.

CONSERVATORY

10' 6" x 9' 2" (3.224m x 2.811m) Of part uPVC and brick construction with uPVC door to rear garden, and tiled flooring.

STAIRS/LANDING

From the lounge, stairs rising to the first floor, carpeted. Doors off to bedrooms and bathroom.

BATHROOM

6' 4" x 6' 0" (1.931m x 1.845m) A modern bathroom with frosted uPVC double glazed window to the front, suite in white comprising panelled bath with shower over, w.c, wash hand basin with storage below and cabinet above, ladder style heated towel rail and tiled flooring.

BEDROOM ONE

13' 6" x 8' 9" (4.134m x 2.680m) With uPVC double glazed windows to front and side elevations, radiator and carpeted.

BEDROOM TWO

12' 1" x 8' 4" (3.684m x 2.558m) With uPVC double glazed window to the rear elevation, radiator and carpeted.

BEDROOM THREE

8' 10" x 6' 5" (2.698m x 1.959m) With uPVC double glazed window to the rear elevation, radiator and carpeted.

EXTERNALLY

At the front of the property there is a garage with up and over door, power and light, driveway parking and an area of low maintenance garden, enclosed by hedging.

To the rear of the property, the conservatory patio door gives access to the rear garden, which is partly lawn and patio enclosed by fencing and trees. A rear personal doors gives access into the garage.

COUNCIL TAX

Band 'D'

FEES

A holding deposit of 1 week's rent of £368.00 is applicable

Rent is paid per calendar month in advance

A deposit of 5 week's rent £1,834.00 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		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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