



**Market Mead, Chippenham, Wiltshire, SN15 3RZ**

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SN15 3RZ

Two double bedroom second floor apartment close to the town centre, mainline railway and local amenities. The accommodation comprises, hallway, open plan lounge/diner/kitchen, two bedroom with en-suite to the master bedroom and bathroom. Further benefits include gas central heating, uPVC double glazing and one allocated parking space. **RESTRICTIONS: NOT AVAILABLE FOR PETS. AVAILABLE MAY 2026.**

- NO PETS
- AVAILABLE MARCH 2025
- TWO DOUBLE BEDROOMS WITH EN-SUITE TO THE MASTER
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- CLOSE TO TOWN CENTRE & MAINLINE RAILWAY STATION.

£1,250 pcm



### COMMUNAL ENTRANCE HALL

Communal entrance hall, with buzzer intercom, post boxes, stairs rising to apartments.

### HALLWAY

Door into the apartment leads into the hallway area, with two storage cupboards, doors to lounge, bathroom and bedrooms.

### LOUNGE/DINER

16' 2" x 13' 2" (4.947m x 4.028m) uPVC double glazed window to the front elevation, two x sofas, coffee table, table and four chairs, radiator and carpeted.

### KITCHEN

8' 7" x 7' 7" (2.631m x 2.332m) Arch opening from lounge into kitchen, with a range of wall mounted and floor units with works surfaces over, electric oven with gas hob and extractor fan over, integrated dishwasher, washing and fridge freezer (left on a non repair/non replacement basis), single sink and drainer and vinyl flooring.

### MASTER BEDROOM

9' 11" x 9' 6" (3.030m x 2.913m) uPVC double glazed window to rear elevation, double bed with mattress, beside cabinets, five drawer chest of drawers, built in wardrobe, radiator and carpeted.

### ENSUITE

Suite comprises, shower cubicle, low level w.c., pedestal wash hand basin, and vinyl flooring.

### BEDROOM TWO

11' 8" x 11' 5" (3.577m x 3.497m) uPVC double glazed window to the side, bed with mattress, wooden wardrobe with doors, five drawer chest of drawers, radiator and carpeted.

### BATHROOM

7' 0" x 6' 5" (2.155m x 1.960m) uPVC frosted double glazed window to side, suite in white comprising panelled bath with shower over, w.c, pedestal wash hand basin and vinyl flooring.

### EXTERNALLY

To the rear of the property is one allocated parking space.

### COUNCIL TAX

Band 'B'

### FEES

A holding deposit of 1 week's rent of £287.00 is applicable

Rent is paid per calendar month in advance

A deposit of 5 week's rent £1,442 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	76   c	76   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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