



TO LET

10 Chalfield Crescent, Melksham, Wiltshire, SN12 7BU

£1,200 PCM



- Three bedroom house
- Driveway parking for one vehicle
- Available early August
- Council Tax - B (Wiltshire Council)
- Long term let preferred
- Enclosed rear garden with shed
- EPC - D

#### Discover Melksham: A Charming Wiltshire Town with Excellent Connectivity

Nestled along the banks of the River Avon, Melksham is a market town that blends historical charm with modern conveniences. It offers a welcoming community atmosphere complemented by a range of amenities.

#### Local Amenities and Lifestyle

Melksham boasts a high street filled with independent shops, cafes, and traditional pubs. For leisure and recreation, the town offers several parks and green spaces, including King George V Playing Field, which features a playground, skate park and is home to Melksham Parkrun. The nearby Melksham Community Campus enhances the town's leisure offerings with swimming pool, sports hall, gym and cafe.

## THE PROPERTY

Blueleaf Property are delighted to offer this three bedroom home.

The ground floor accommodation comprises entrance porch, entrance hall with under stairs cupboard, lounge and kitchen dining room with patio doors onto the rear garden. The first floor accommodation comprise landing, main bedroom with built in cupboard, second double bedroom, a single bedroom and bathroom.

The property further benefits from gas central heating (combination boiler), Upvc double glazing, driveway parking and an enclosed rear garden.

The landlord would prefer a longer term tenancy.

Please note, photos were taken prior to the current tenancy.

Viewing day - Thursday 16th July. Please contact us for an appointment.

All room measurements are approx;

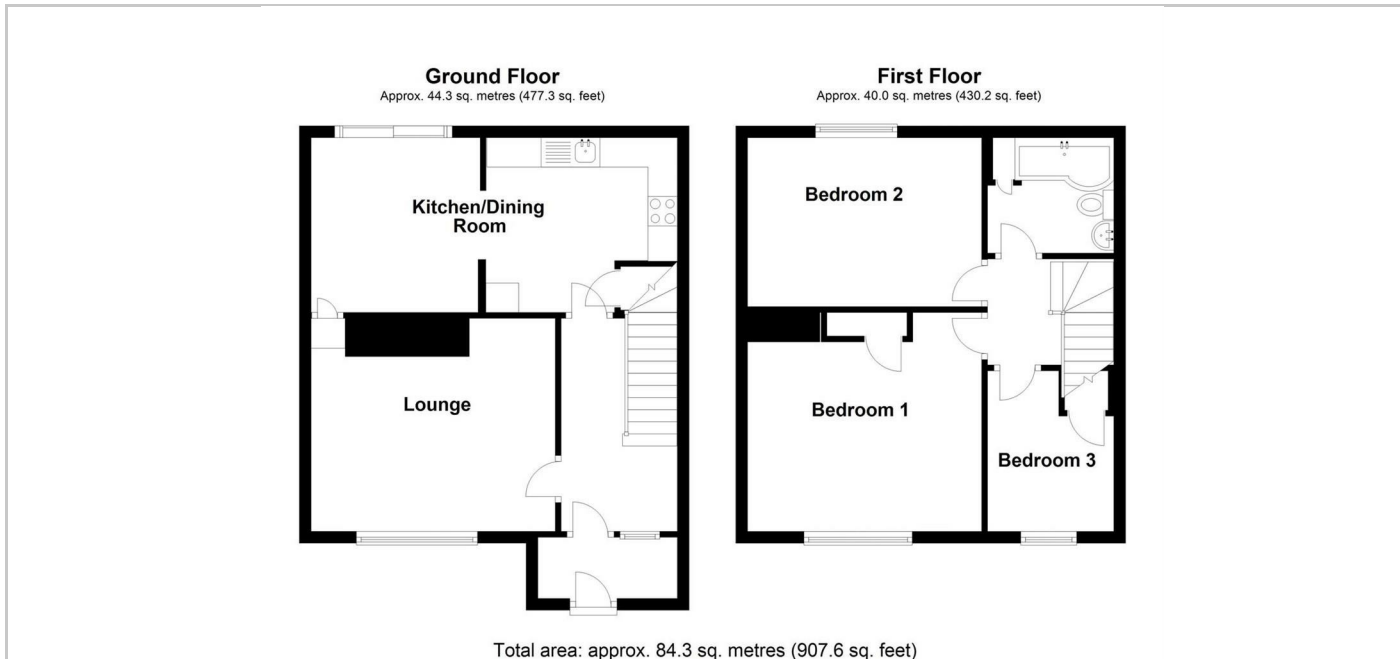
Lounge: 4.15m x 3.62m

Kitchen Dining Room: 2.97m x 6.12m

Bedroom One: 3.56m x 3.22m ext 3.72m

Bedroom Two: 3.56m x 2.95m

Bedroom Three: 2.73m x 1.58m ext 2.57m



## SITUATION

## Directions

Office 4 Stockley Farm, Stockley, Wiltshire, SN11 0NT

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