



**michael  
antony**

**Darcy Close, Chippenham, Wiltshire, SN15 3QL**

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A light and airy two bedroom property situated in a cul-de-sac location on Monkton Park, with easy access to the mainline railway station and local amenities. The accommodation comprises, lounge, kitchen/diner, two bedrooms and bathroom. Further benefits include uPVC double glazing, gas central heating, enclosed rear garden and allocated parking. **AVAILABLE AUGUST 2026**

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- CLOSE PROXIMITY TO MAIN LINE RAILWAY STATION
- CLOSE PROXIMITY TO LOCAL AMENITIES & TOW CENTRE
- CUL-DE-SAC LOCATION

£1,250 pcm



### ENTRANCE

Steps from the pavement, lead to the uPVC front door with grass area to the front.

### SITTING ROOM

16' 7" x 11' 8" (5.06m x 3.57m) uPVC front door leads into the sitting room, with double glazed window to front elevation, radiator, carpeted. Stairs rising to the first floor.

### KITCHEN/DINER

11' 8" x 9' 1" (3.57m x 2.78m) Double glazed window to rear elevation, double glazed door to rear garden, range of wall and base units with rolled edge work surfaces over, space and plumbing for washing machine, space for fridge/freezer, radiator, vinyl flooring.

### BEDROOM ONE

11' 8" x 10' 4" (3.57m x 3.16m) Double glazed window to rear elevation, radiator, carpeted.

### BATHROOM

Suite in white comprising bath with shower over, pedestal wash hand basin, w.c and flush, tiled splashbacks, vinyl flooring.

### BEDROOM TWO

11' 8" x 9' 1" (3.57m x 2.78m) Double glazed window to front elevation, radiator, carpeted.

### EXTERNALLY

Adjacent to the front of the property is an allocated parking space.  
To the rear of the property is an enclosed area of lawn with patio area.

### 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		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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