

Selions Close, Chippenham, Wiltshire, SN14 6YW

michael antony

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Wiltshire, SN14 6YW

AVAILABLE IMMEDIATELY A very well presented, light and airy three bedroom property in Cepen Park North, having recently been redecorated, new carpets and vinyl. The property is located within close proximity of Supermarket, good primary and secondary schools and give easy access to the M4, A350, A420 and A4. The accommodation comprises: entrance hall, downstairs cloakroom, lounge, kitchen/diner, three bedrooms with en-suite to the master bedroom and bathroom. Further benefits include garage, driveway parking, gas central heating, uPVC double glazing throughout and enclosed rear garden.

- AVAILABLE IMMEDIATELY
- CLOSE PROXIMITY TO SUPERMARKET, PRIMARY AND SECONDARY SCHOOLS
- EASY ACCESS TO M4, A350, A420 AND A4
- NEWLY DECORATED
- NEW CARPETS AND VINYL
- GARAGE & DRIVEWAY PARKING
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING

£1,600 pcm

























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

www.michaelantony.co.uk

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
Front door leads into the entrance hall, which has been newly decorated and carpeted. Radiator. Doors off to downstairs w.c, lounge and kitchen. Stairs rising to first floor with under-stairs storage.

LOUNGE
17' 4" x 10' 3" (5.306m x 3.136m) A good size lounge, newly decorated and carpeted, with uPVC double glazed window to the front elevation, radiator and ornamental fire.

DOWNSTAIRS WC
6' 10" x 2' 10" (2.093m x 0.867m) With uPVC frosted double glazed window to the front elevation, low level w.c, wash hand basin, tiled splashbacks and vinyl flooring.

KITCHEN/DINER
17' 1" x 12' 9" (5.216m x 3.889m) Newly decorated, uPVC double glazed window and patio doors overlooking the rear garden, internal door to the garage, range of wall and floor units, with work surfaces over, wall mounted boiler, white single sink and drainer with mixer tap, electric oven with inset gas hob and extractor hood over, space and plumbing for washing machine, space for under counter fridge, radiator and vinyl flooring.

STAIRS/LANDING
Newly decorated and carpeted, two storage cupboards, one housing hot water cylinder. Doors off to bedrooms and bathroom.

MASTER BEDROOM
11' 3" x 10' 5" (3.446m x 3.191m) Newly decorated and carpeted, uPVC double glazing window to the front elevation, built in wardrobe and radiator.

EN-SUITE SHOWER
5' 5" x 4' 10" (1.652m x 1.483m) Door from bedroom leads into the en-suite shower room, with w.c, pedestal wash hand basin, shower cubicle and shower, radiator and vinyl flooring.

BATHROOM
6' 9" x 6' 3" (2.078m x 1.925m) uPVC frosted double glazed window to the front elevation, suite in white comprising, panelled bath with shower over, w.c., wash hand basin, pedestal wash hand basin and vinyl flooring.

BEDROOM TWO
11' 1" x 9' 0" (3.402m x 2.768m) Newly decorated and carpeted, uPVC double glazed window to the rear elevation and radiator.

BEDROOM THREE
7' 9" x 7' 8" (2.380m x 2.338m) Newly decorated and carpeted, uPVC double glazed window to the rear elevation and radiator.

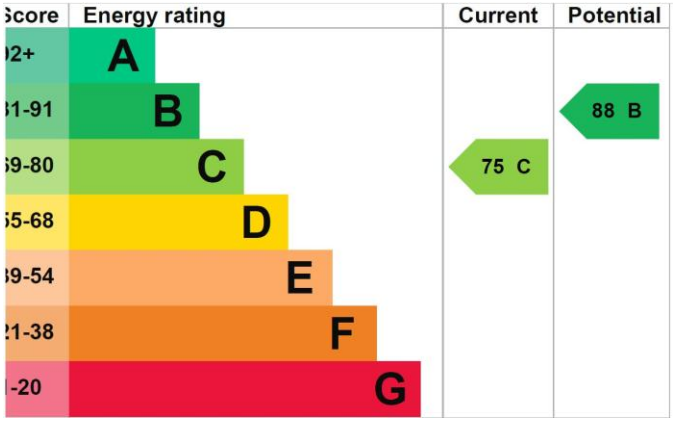
GARAGE
With up and over door, power and light, two doors from the garage, one giving access to the kitchen and the other gives access to the rear garden.

EXTERNALLY
The front of the property is access via a driveway, which leads to the garage, with front lawn and hedge.

The rear garden is part patio and part lawn with flower borders enclosed by fencing.

COUNCIL TAX
Band 'E'

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 £1,846.00 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.



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