



1 Bedroom  
Apartment  
in Patterdown,  
Chippenham

£1,100 Per Month

23 Dorset Drive  
Chippenham  
SN15 2QZ



Victoria Allman  
Lettings

- New-build one bedroom ground floor apartment in Chippenham
- Spacious kitchen / living room with integrated appliances
- Large double bedroom built-in wardrobes
- Bathroom with shower over bath
- Allocated off-street parking with EV charger
- Council Tax Band A
- EPC Rating B
- Available unfurnished from mid-August

## SUMMARY

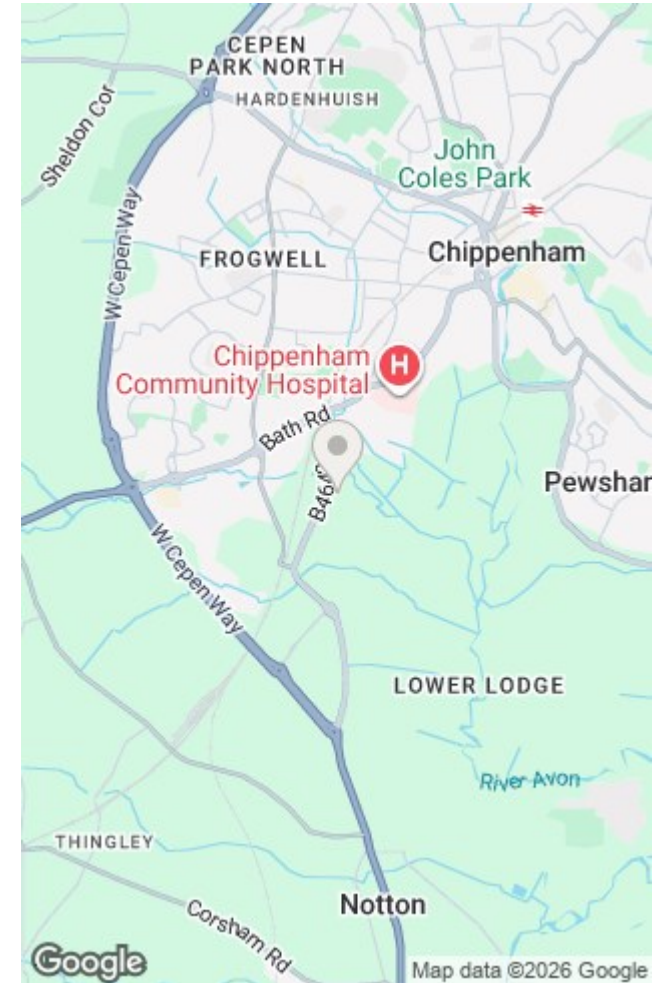
A beautifully presented one bedroom ground floor apartment with allocated parking on the new Rowden Gate development on the rural edge of southern Chippenham. Available unfurnished from mid-August on a long-term let.

## DESCRIPTION

Located within the newly built Rowden Gate development in Patterdown, 23 Dorset Drive offers a private entrance from the street, opening onto a small front garden. Step inside to a spacious open-plan living room and kitchen, fitted with sleek units and integrated appliances, including a cooker and gas hob. A compact lobby with handy built-in storage connects this space to a generous double bedroom with a fitted wardrobe, alongside a smartly finished bathroom complete with a shower over the bath. The property also comes with an allocated parking space, fitted with an EV charging point.

## LOCATION

Chippenham is a bustling market town with a great mix of shops and leisure facilities, much of it within easy walking distance. The town benefits from excellent transport links, with Junction 17 of the M4 just 4 miles away. The train station, a 30-minute walk from the property, offers frequent services to London Paddington (around 70-75 minutes) as well as regional hubs such as Bath, Bristol and Swindon on the Great Western mainline.



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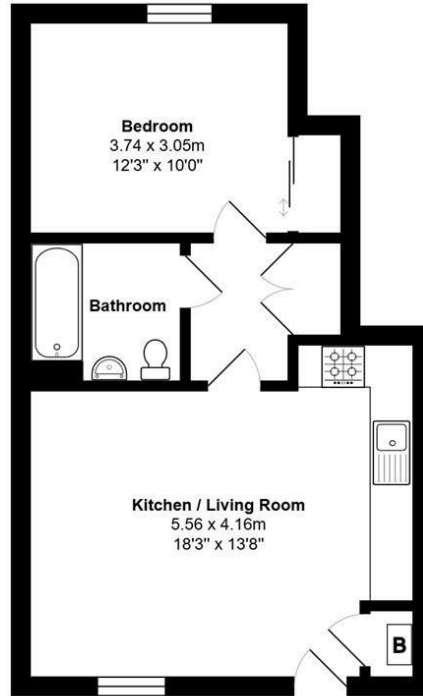


1



B





Total Area: 46.8 m<sup>2</sup> ... 504 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## REQUIRED INFORMATION

We understand the property has mains electricity, water, drainage and gas-fired central heating. Ultrafast broadband is available in this area; mobile coverage is classed as good outdoors – please check the Ofcom website for more information. We are not aware of any issues of potential impact including building safety, planning permission or proposed developments, flood risk, and other restrictions.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		84	84
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## DIRECTIONS

From the centre of Chippenham, head west on the A4 (Bath Road). Continue passed the Chippenham Community Hospital and Rowden Arms pub on your left. At the roundabout, take the first exit onto the B4643 heading south towards Lacock. Turn left onto Wiltshire Drive, and then left again onto Dorset Drive.

Postcode: SN15 2QZ

## CONTACT

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