



Church Road, Derry Hill, Calne, Wiltshire, SN11 9NN

**michael
antony**

**** AVAILABLE IMMEDIATELY** WOULD SUIT A PROFESSIONAL COUPLE OR SHARERS!** A viewing is a must to appreciate this two bedroom maisonette which has been built and finished to an excellent high standard with bills and white goods included. The property is accessed via it's own door and is situated above the Londis Shop in the popular Derry Hill development on the outskirts of Chippenham and Calne. It is located near the Bowood Estate, Golf Club and Health Resort with the Lansdown Arms also close by. Easy access to the towns of Chippenham, Calne and Devizes with the village of Lacock a short distance away. The accommodation comprises: Lounge/kitchen, utility room, two bedrooms, one with en-suite and bathroom. Further benefits include double glazing and modern electric heating. **ALL BILLS INCLUDED. NOT AVAILABLE FOR PETS**

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- OFF ROAD PARKING

£1,700 pcm



ENTRANCE PORCH

uPVC front door leads into the entrance porch with carpeted stairs rising to the living accommodation.

OPEN PLAN LOUNGE/KITCHEN

27' 11" x 22' 10" (8.520m x 6.962m) Spacious lounge/kitchen with uPVC window to the front elevation and three velux windows, the kitchen area comprises of floor units, with integrated dishwasher, integrated fridge/freezer and eye level oven, there is a Lamona electric hob inset into the work surface, stainless steel sink and drainer, two modern electric radiators, and laminate flooring.

UTILITY ROOM

7' 3" x 5' 6" (2.230m x 1.700m) With velux window, cupboard housing washing machine and tumble dryer, additional cupboards for storage with work surface over, electric radiator and laminate flooring.

BEDROOM ONE

11' 4" x 10' 9" (3.473m x 3.298m) With velux window, cupboard housing hot water system, further cupboard for wardrobe space and door to en-suite, electric radiator and laminate flooring.

ENSUITE

6' 9" x 3' 3" (2.072m x 1.005m) Suite comprising of low level w.c, shower cubicle with shower over, ladder style heated towel rail and laminate flooring.

BEDROOM TWO

11' 4" x 9' 4" (3.460m x 2.852m) With velux window, built in wardrobe, electric radiator and laminate flooring.

BATHROOM

9' 3" x 6' 6" (2.840m x 2.003m) plus shower cubicle Good sized bathroom with Velux window, deep white bath tub, shower cubicle with shower over, wash hand basin with storage below, ladder style heated towel rail, storage cupboard and tiled flooring.

EXTERNALLY

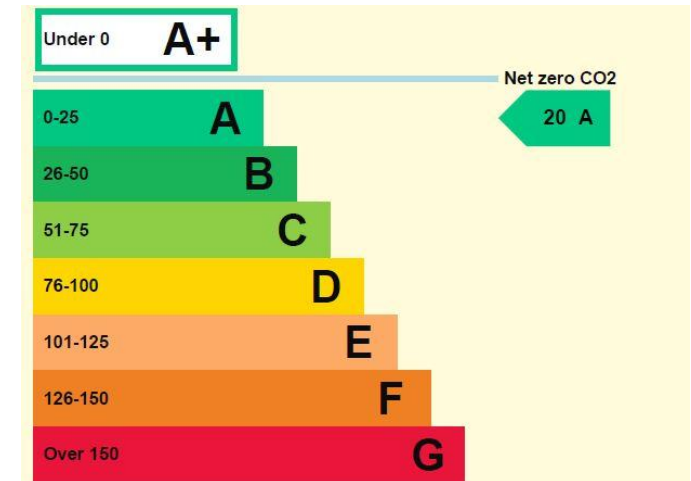
To the front of the property there is parking to the rear there is a patio area.

FEES

A holding deposit of 1 week's rent of £391.00 is applicable

Rent is paid per calendar month in advance
A deposit of 5 week's rent £1,934.00 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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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.